

Contents

Section 9	City of Buellton.....	3
9.1	Introduction.....	3
9.2	Plan Purpose.....	3
9.3	Planning Process.....	3
9.3.1	Overview and Regional Planning.....	3
9.3.2	City Local Planning Team Meetings and Outcomes.....	6
9.3.3	Public Involvement	7
9.4	Capability Assessment.....	7
9.4.1	Key Departments.....	7
9.4.2	Administrative and Technical Capacity	11
9.4.3	Legal and Regulatory Capabilities	11
9.4.4	GIS, Computer and Communication Technology.....	12
9.4.5	Financial Resources	13
9.4.6	Relevant Plans, Policies, and Ordinances	14
9.4.6.1	City of Buellton General Plan	15
9.4.6.2	Zoning and Subdivision Ordinances	19
9.4.6.3	Building Codes.....	19
9.4.6.4	Floodplain Management Ordinance	19
9.4.6.5	Repetitive Loss (RL) Properties.....	20
9.4.6.6	City of Buellton Storm Water Management Program.....	20
9.4.6.7	City of Buellton Waste Water Treatment Plan.....	23
9.4.6.8	City of Buellton Emergency Operations Plan	25
9.4.6.9	SEMS Multi-Hazard Functional Plan.....	26
9.4.7	Expand and Improve.....	26
9.5	Hazard Assessment.....	27
9.5.1	Flood	28
9.5.2	Wildfire	28
9.5.3	Earthquake	28
9.5.4	Landslide/Coastal Erosion	28
9.5.5	Dam Failure.....	29

9.5.6	Climate Change	29
9.6	Vulnerability Assessment	30
9.6.1	Flood/Climate Vulnerability	32
9.6.2	Wildfire/Climate Vulnerability	35
9.6.3	Earthquake Vulnerability	39
9.6.4	Landslide Vulnerability.....	42
9.6.5	Dam Failure Vulnerability.....	43
9.6.6	Hazard Scenarios.....	43
9.7	Mitigation Strategy	46
9.7.1	Mitigation Priorities	46
9.7.2	Mitigation Progress	49
9.7.3	Mitigation Approach	50
9.7.4	Implementation Plan	50
9.8	Plan Maintenance.....	54
9.8.1	Monitoring, evaluating, updating the plan	54
9.8.2	Point of Contact	55
Appendix A	City Council Resolution No. 17-xx	
Appendix B	Vulnerability Hazard Scenarios	
Appendix C	Website Notice and Survey Responses	

SECTION 9 CITY OF BUELLTON

9.1 INTRODUCTION

Buellton is located on US Highway 101 in the Santa Ynez Valley, 40 miles northwest of Santa Barbara and 360 feet above sea level. The City of Buellton was incorporated on February 1, 1992. Buellton enjoys a Mediterranean coastal climate with mild, dry summers and cool, wet winters. Buellton is transitioning from a crossroads commercial center for automobile travelers to a unique community offering full services to its residents and visitors. Located within commuting distance to the more populous coastal areas, Buellton is home to many commuters. It is also expected to grow, but only within its current City Limits due to an adopted Urban Growth Boundary.

9.2 PLAN PURPOSE

This annex was prepared in 2015-2016 as part of an update to the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan. The City of Buellton participated in the County-wide Mitigation Advisory Committee, reviewed all portions of the prior Hazard Mitigation Plan pertaining to the City, and incorporated relevant components into this annex. This annex serves as a complete hazard mitigation planning tool for the City of Buellton. It contains updated capability assessment information, a new vulnerability assessment, and an updated/revised mitigation strategy. The methodology and process for development this annex is explained throughout the following sections. City Council Resolution No. 16-xx adopting this annex is provided as Appendix A.

9.3 PLANNING PROCESS

9.3.1 Overview and Regional Planning

The planning process implemented for updating the Santa Barbara County *Multi-Jurisdictional Hazard Mitigation Plan* (HMP) used two different planning teams. The first team is the Mitigation Advisory Committee (MAC) and the second is the Local Planning team. All eight incorporated cities (Buellton, Carpinteria, Goleta, Guadalupe, Lompoc, Santa Barbara, Santa Maria, and Solvang) joined the County of Santa Barbara in the preparation of this *Multi-Jurisdictional Hazard Mitigation Plan*. Each of the participating jurisdictions had representation on the MAC and was responsible for the administration of their Local Planning Team.

Both the MAC and the Local Planning teams focused on these underlying philosophies:

- *Focus on the mitigation strategy*

The mitigation strategy is the plan's primary purpose. All other sections contribute to and inform the mitigation strategy and specific hazard mitigation actions.

- *Process is as important as the plan itself*

In mitigation planning, as with most other planning efforts, the plan is only as good as the process and people involved in its development. The plan should also serve as the written record, or documentation, of the planning process.

- *This is the community's plan*

To have value; the plan must represent the current needs and values of the community and be useful for local officials and stakeholders. Develop the mitigation plan in a way that best serves your community's purpose and people.

- *Intent is as important as Compliance*

Plan reviews will focus on whether the mitigation plan meets the intent of the law and regulation; and ultimately that the plan will make the community safer from hazards.

The planning process for the Santa Barbara County HMP incorporated the following steps:

- *Plan Preparation*

- Form/Validate planning team members
- Establishing common project goals
- Setting expectations and timelines

- *Plan Development*

- Validate and revise the existing conditions/situation within planning area; the *Capabilities Assessment and Hazard Assessment Sections* in the HMP
- Develop and review the risk to hazards (exposure and vulnerability) within the planning area; the *Vulnerability Assessment Section* in the HMP
- Review and identify mitigation actions and projects within the planning area; the *Mitigation Strategy* in the HMP

- *Finalize the Plan*

- Review and revise the plan
- Approve the plan
- Adopt and disseminate the plan

Throughout this process, and through other standard practices, opportunities for public involvement was offered and encouraged.

The MAC team was guided through the planning process; and as material was shared and decisions were made, it was the MAC team's responsibility to bring these findings back to their Local Planning Team. Below is a summary of the collaborative planning process of the MAC and Local Planning team.

The Mitigation Advisory Committee (MAC), formed in 2004, is a standing committee that works together throughout the year to discuss and provide input on a variety of activities. The MAC is led

by Santa Barbara County Public Works Department, Fire, and Office of Emergency Services and has representation from all of the local jurisdictions.

The MAC was utilized for the updating of the Santa Barbara County HMP. Table 9.1 lists the members of the MAC.

Table 9.1 Members of the Mitigation Advisory Committee 2016

Names	Organization	MAC Member Status
Michael Dyer	Santa Barbara County – Emergency Manager	New Member
Shannon McCrone	Santa Barbara County – Emergency Services Planner	New Member
Robert Troy	Santa Barbara County – Deputy Director Emergency Management	New Member
Tylor Headrick	Santa Barbara County- GIS/Emergency Services Planner	New Member
Steve Oaks	Santa Barbara County Fire – Battalion Chief	New Member
Rob Hazard	Santa Barbara County Fire – Captain	New Member
Rudy Martel	Santa Barbara County Agricultural Commissioner	New Member
Joyce Tromp	Santa Barbara County Flood Control	New Member
Jon Frye	Santa Barbara County Flood	New Member
Tom Fayram	Santa Barbara County Public Works Deputy Director	Returning Member
Matthew Schneider	Santa Barbara County Planning and Development Deputy Director-Long Range Planning	New Member
Marc Bierdzinski	City of Buellton – City Manager/Planning Director	Returning Member
Mimi Audelo	City of Carpinteria – Program Manager	New Member
Claudia Dato	City of Goleta – Senior Project Manager (Public Safety)	Returning Member
Gary Hoving	City of Guadalupe – Public Safety Director	New Member
Kurt Latipow	City of Lompoc – Fire Chief	New Member
Yolanda McGlinchey	City of Santa Barbara – Emergency Services Manager	Returning Member
Roy Dugger	City of Santa Maria – Emergency Preparedness Coordinator	Returning Member

Bridget Elliott	City of Solvang – Associate Engineer	New Member
Jim Caesar	UCSB – Emergency Manager	Returning Member
Lindsey Stanley	Cal OES – Emergency Services Coordinator	New Member
Andrew Petrow	Consultant	New Member

MAC meetings were held from April 2015 through June 2016. Each meeting was designed to walk the MAC members through sections of the Santa Barbara County HMP and annexes. In addition to reviewing and validating material, the intent was to also educate MAC members on the planning process and purpose of each section. By taking this step it will help ensure that each MAC member could bring this knowledge back to their Local Planning Teams.

The City also meets regularly outside of the MAC process via meetings and e-mail correspondence with The County Office of Emergency Management and our neighboring jurisdiction, the City of Solvang.

9.3.2 City Local Planning Team Meetings and Outcomes

Table 9-2 lists the City of Buellton Local Planning Team (LPT). These individuals reviewed the previous Hazard Mitigation Plan (HMP) and collaborated to identify the City’s critical facilities, provide relevant material (i.e., plans), validate hazard information, report on progress of city mitigation actions and provide suggestions for new mitigation actions as part of the MAC.

Table 9-2 City of Buellton Local Planning Team 2016

Name	Title
Marc Bierdzinski	City Manager/Emergency Services Manager/Planning Director
Linda Reid	City Clerk/Emergency Services Coordinator
Rose Hess	Public Works Director/City Engineer
Carolyn Galloway-Cooper	Finance Director

The City of Buellton Local Planning Team (LPT) met regularly during the planning process to discuss data needs and organize data collection. The team met on the first and third Tuesdays as part of bi-monthly staff meetings and discussed the update as needed. No sign-in sheets are used as these are regularly scheduled staff meetings.

Table 9-3 City of Buellton Internal Collaboration Meetings Summary

Meeting Dates	Summary of Discussions
2015/2016	Hazard planning discussed by management team at regular twice monthly staff meetings.

9.3.3 Public Involvement

In May 2015, an online survey prepared by County OEM in both English and Spanish was distributed county-wide to solicit public input regarding the concern for risk to natural hazard events and suggestions for how local government could minimize the risk. The City of Buellton notified residents and businesses of the opportunity to participate in the survey through posting it on the City's website and notifying key stakeholders such as city departments and CERT members via email. The City also made hard copy surveys in both English and Spanish available in City Hall. Survey results are contained in the County of Santa Barbara portion of the HMP as the City of Buellton did not prepare their own survey. Survey results are included in Appendix C.

Emergency preparedness information is also regularly distributed to the residents and businesses through a bi-monthly newsletter and via the City's website.

9.4 CAPABILITY ASSESSMENT

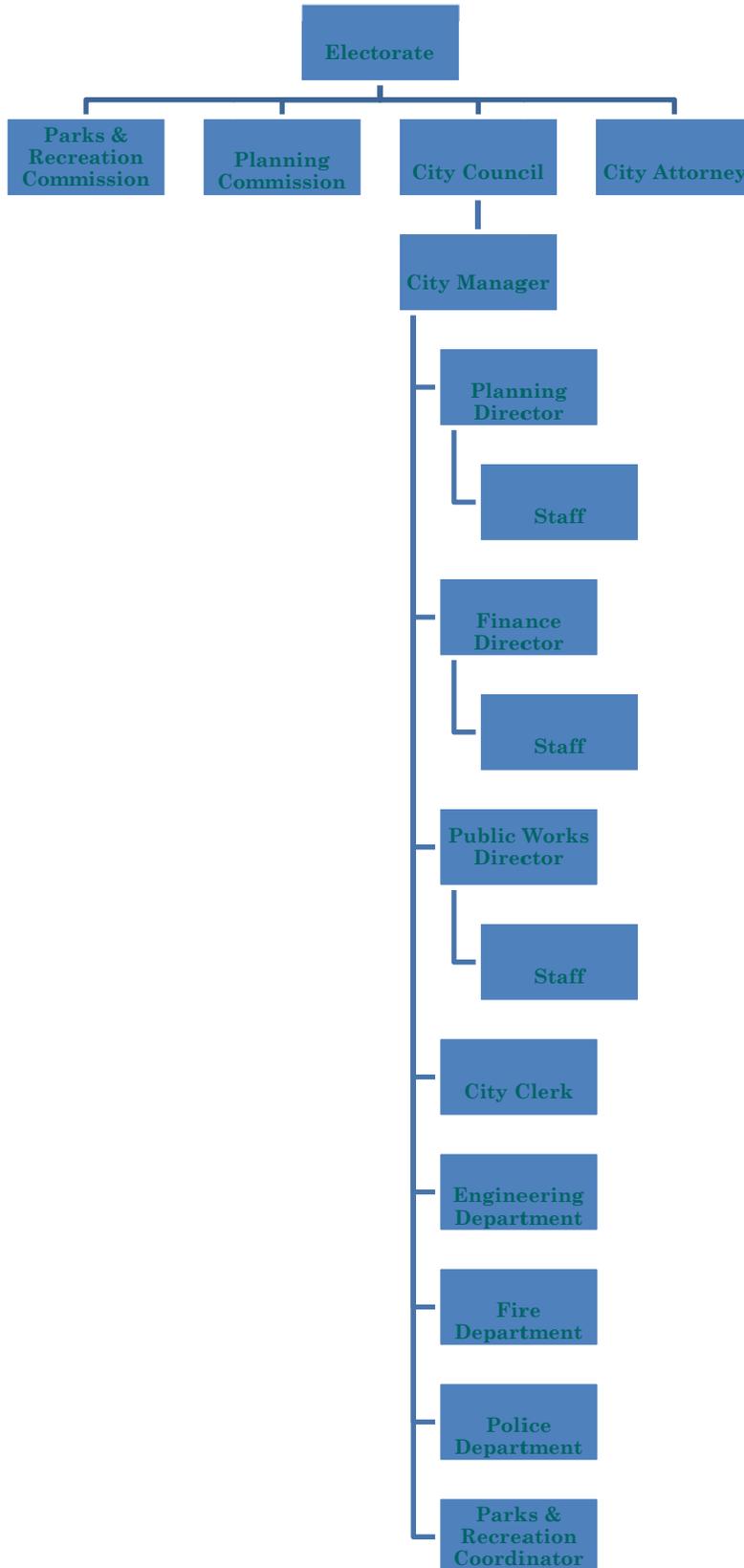
The City identified current capabilities and mechanisms available for implementing hazard mitigation activities. This section presents a discussion of the roles of key departments, administrative and technical capacity, fiscal resources, and summaries of relevant planning mechanisms, codes, and ordinances.

9.4.1 Key Departments

Buellton utilizes the Council-Manager form of local governance, which includes both elected officials and an appointed City Manager. Buellton has five council members, which includes a mayor and a vice mayor, whom are appointed each calendar year to represent Buellton. A directly elected mayor will begin with the 2016 election.

The City Council is Buellton's legislative body, setting policy, approving budgets, and setting tax rates. Members also hire the City Manager, who is responsible for the day-to-day administration of Buellton, and serves as the Council's chief advisor. The City Manager prepares a recommended budget and carries out the council's policies. While the City Manager may recommend policy decisions, he is ultimately bound by the actions of the Council. The Council appoints the City Attorney. Buellton's organizational chart is listed below.

CITY OF BUELLTON ORGANIZATIONAL CHART



Departments involved in activities related to Hazard Mitigation include:

- **Fire Protection Services** (Buellton contracts with Santa Barbara County for Fire Protection Services)
 - Administration: Develop, implement and monitor policies, procedures, budgets, fees, automatic aid agreements, mutual aid agreements, and liaison with other City departments and outside agencies.
 - Fire Prevention Bureau: Coordinate adoption of codes and ordinances, review site and building plans for fire code compliance, and develop and present public education programs.
 - Emergency Medical Services: Manage the department’s paramedic and EMT programs, respond to medical emergencies and other calls for service, and participate with other community and regional health care providers to reduce public illness and injury.
 - Suppression Division: Maintain the department’s personnel, apparatus, equipment and fire stations in a state of readiness to respond to the community’s needs, develop and implement standard operating procedures for various types of emergency responses, respond to all types of emergencies, and train and interact with neighboring jurisdictions and regional agencies.
- **Building & Safety Department** (Buellton contracts with Santa Barbara County for Building & Safety)
 - Coordinate adoption of building, plumbing, electrical, and mechanical codes. Develop building ordinances.
 - Review site and building plans for compliance with building codes and ordinances.
 - Damage assessment of structures from multiple causes to facilitate repair and future occupancy.
- **Buellton City Manager/Planning Department**
 - Emergency Management: Coordinate Buellton’s Disaster Preparedness Program, liaison with all City departments and divisions, as well as other public and private organizations, develop, coordinate and implement the EOP, and maintain the operational readiness of Buellton’s Emergency Management Team, the E.O.C., and other key elements.
 - Develop and maintain Buellton’s general plan, zoning ordinances and development standards.
 - Oversee Buellton’s development process assuring compliance with zoning and general plan, and including environmental impact reports, design review, historic preservation, landscape review, habitat conservation, floodway prohibitions and floodplain development standards.
 - Through the code enforcement program, manages Buellton’s weed abatement program along with County Fire.
- **Buellton Public Works Department**
 - Maintains Buellton’s infrastructure (assets) ranging from streets to parks to buildings and vehicle fleet.

- Responds to Buellton’s emergencies, includes EOC response in disasters and assisting police and fire departments with hazardous materials clean up, debris removal, traffic and perimeter control efforts, traffic accident clean up and evacuation routing.
- Operates, maintains and enhances both the water treatment/distribution and sewer collection/treatment systems within Buellton.
- Responsible for planning and implementation associated with the following plans:
 - 1.1.1 Bradbury Dam Emergency Action Plan
 - 1.1.2 Water Quality Emergency Notification Plan
 - 1.1.3 Water Division Emergency Response Plan
 - 1.1.4 Sewer Overflow Response & Prevention Plan
- **Engineering Department** (Buellton contracts for Engineering Services).
 - Reviews engineering on private and public grading, floodways, retention basins, transportation infrastructure and structures to assure compliance with Federal, State and local ordinances on seismic and structural stability.
 - Develops engineering ordinances and policies that help protect and preserve Buellton’s infrastructure.
 - Evaluates all circulation elements for projected traffic impacts.
 - Determines needed infrastructure improvements, water system and water/sewer treatment capabilities.
 - Provides response personnel for evaluation of damaged infrastructure.
 - Provides support as necessary to Buellton’s EOC Team.
 - Coordinates other response agencies assisting with damage assessment and assists with cost estimates for damage assessment.
- **Police Department** (Buellton contracts with Santa Barbara County Sheriff’s Department for Police Services).
 - Responds to safety concerns involving threats and/or damage to life or property. Acts as the enforcement entity for violations of State and local laws and ordinances.
 - Primary emergency responders to acts of civil disobedience and public disorders and terrorism. Support personnel for emergency rescue and management.
 - Investigative services for criminal acts that result in personal injury/death and the destruction of property.
 - Develops and implements emergency response plans and policies, focusing on evacuation procedures and traffic control.
 - Primary responders to acts of terrorism, focusing on suspect intervention and facility and staff protection.

9.4.2 Administrative and Technical Capacity

The administrative and technical capabilities of Buellton, as shown in Table 9-4, summarizes the staff, personnel, and department resources available to implement the actions identified in the mitigation section of the Plan. Specific resources reviewed include those involving technical personnel such as planners/engineers with knowledge of land development and land management practices, engineers trained in construction practices related to building and infrastructure, planners and engineers with an understanding of natural or manmade hazards, floodplain managers, surveyors, personnel with GIS skills and scientists familiar with hazards in the community. Equipment and supplies maintained by the Public Works Director.

**Table 9-4
Buellton’s Administrative and Technical Capacity**

Staff/Personnel Resources	Y/N	Department/Agency and Position
A. Planner(s) or engineer(s) with knowledge of land development and land management practices	Y	Planning – Planning Director
B. Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Engineering, Public Works, & County Building – Public Works Director/City Engineer, & County Building Official
C. Planners or Engineer(s) with an understanding of natural and/or manmade hazards	Y	Planning & Engineering – Planning Director/City Engineer
D. Floodplain manager	Y	Public Works - City Engineer
E. Surveyors	Y	Public Works - City Engineer
F. Staff with education or expertise to assess the community's vulnerability to hazards	Y	Fire Department/Planning – Fire Chief and Planning Director
G. Personnel skilled in GIS and/or HAZUS	Y	Public Works & Planning – City Engineer and Planning Director
H. Scientists familiar with the hazards of the community	Y	Consultants
I. Emergency Manager/Emergency Coordinator	Y	City Manager/City Clerk
J. Grant writers	Y	Planning – Assistant Planner

9.4.3 Legal and Regulatory Capabilities

The legal and regulatory capabilities of Buellton are shown in Table 9-5, which presents the existing ordinances and codes that affect the physical or built environment of Buellton. Examples of legal and/or regulatory capabilities include building codes, zoning ordinances, subdivision ordinances, special purpose ordinances, growth management ordinances, site plan review, general plans, capital improvement plans, economic development plans, emergency response plans, and real estate disclosure plans.

**Table 9-5
Buellton’s Legal and Regulatory Capability**

Regulatory Tools (ordinances, codes, plans)	Local Authority (Y/N)	Does State Prohibit (Y/N)
A. Building code	Y ¹	N
B. Zoning ordinance	Y	N
C. Subdivision ordinance or regulations	Y	N
D. Special purpose ordinances (floodplain management, storm water management, hillside or steep slope ordinances, wildfire ordinances, hazard setback requirements)	Y ²	N
E. Growth management ordinances (also called “smart growth” or anti-sprawl programs)	Y	N
F. Site plan review requirements	Y	N
G. General or comprehensive plan	Y	N
H. A capital improvements plan	Y ³	N
I. An economic development plan	Y ⁴	N
J. An emergency response plan	Y	N
K. Real estate disclosure requirements	Y	N

¹Building Code, ²25% slopes, flood plain, smart-growth, ³Storm Drains, ⁴General Plan.

9.4.4 GIS, Computer and Communication Technology

The City has a basic GIS system used by the Public Works and Planning Departments. Currently, parcels, zoning and flood hazards have been mapped, including water, sewer, storm drain, and citywide striping. Hazard layers created for this plan can be incorporated into that system for future planning and updates. In the event it is needed, the GIS system is fully functional and can be used to provide the State of California Office of Emergency Services with preliminary damage assessments.

Through the Santa Barbara County Sheriff’s Department, Buellton has a fully functional 911 emergency telephone system, dispatch capabilities, and a reverse 911 system to issue warnings in advance of disasters. The Santa Barbara County Office of Emergency Services is also implementing new emergency notification software called Everbridge for use throughout the county.

Buellton is fully functional on the internet and has its own web site, which will be used to assist with communication necessary for implementation and future updates of this plan. Buellton also has a satellite phone for emergency communications.

9.4.5 Financial Resources

Buellton's financial worth has steadily grown over the years. The Finance Department confirms that Buellton has over 1,800 properties with a total taxable value of approximately \$745,000,000.

The General Fund balance is an important element that can show Buellton's financial strengths or weaknesses. For Fiscal Year 2015-2016 (FY 15-16), Buellton's operating budget has been set at approximately \$6,600,000. The revenue budget for Buellton contains more than 50 line items representing different sources, each governed by a distinct set of conditions particular to that revenue source. The largest revenue factor and the core of the resource base that enables Buellton's provision of community services is the local revenue portion of Buellton's General Fund. Buellton's revenue base is determined by different community conditions such as the current population, employment and income, economic activity within Buellton, and the growth of invested value from residential and commercial construction, business investment in plant and equipment, and demand for local real property. National, State, and regional economic conditions can also affect Buellton's revenue base by creating demand for community goods and services produced within Buellton. The primary revenue sources for the City are sales tax, property tax, and the transient occupancy tax. The majority of expenditures are for operation and maintenance and employee salaries and benefits.

Over the last few years, California's budget has diminished rapidly due to decreased tax revenues from an economic recession. The overall health of California's economy has a significant influence on local cities and counties, as local government appropriations are usually the first to have their appropriations diminished due to downturns in the economy.

Buellton's major economic drivers for its revenue base are from sales tax, transient occupancy tax, population growth, employment, construction, property values, and commercial activities. Buellton has no outstanding debt.

Buellton's long-term financial and programmatic policies to be achieved over the next few years demonstrate its dedication to protecting the life and property of Buellton residents and businesses include:

- Continued development of the storm water management system and continued qualitative drainage measures.
- Provide support in public safety to maintain current response time and professionalism, to limit injury, loss of life, and property.
- Funding of emergency preparedness training, including CERT.

Overall, Buellton has indirectly referenced mitigation and hazard reduction principles throughout many of the aforementioned documents, plans, and policies. Integrating more direct language referencing mitigation and hazard reduction will help to reinforce Buellton's commitment to these principles. The indirect references can also indicate that the responsibility for hazard reduction is shared among numerous departments within Buellton, making it a challenge to identify a particular department to take the lead in these efforts.

Table 9-6 shows specific financial and budgetary tools available to Buellton such as community development block grants; capital improvements project funding; authority to levy taxes for specific purposes; fees for water and sewer services; impact fees for developers for new development; ability to incur debt through general obligations bonds; and withholding spending in hazard-prone areas.

**Table 9-6
Buellton’s Fiscal Capability**

Financial Resources	Accessible or Eligible to Use (Yes/No)
• Community Development Block Grants (CDBG)	Y
• Capital improvements project funding	Y
• Authority to levy taxes for specific purposes	Y – Vote required
• Fees for water and sewer service	Y
• Impact fees for developers for new developments/homes	Y
• Incur debt through general obligation bonds	Y
• Incur debt through special tax and revenue bonds	Y – Vote required
• Incur debt through private activity bonds	N
• Withhold spending in hazard-prone areas	N
• Other – SANDAG Grant	N
• Other – Other Grants	N

9.4.6 Relevant Plans, Policies, and Ordinances

Buellton has a range of guidance documents and plans for each of its departments. These documents have been used in the preparation of the mitigation strategies contained in this plan. These documents include a General Plan, Public Works Water/Sewer Plans, Capital Improvement Plans, Storm Water Management Program, Parks & Recreation Master Plan, Redevelopment Project Guidelines, and Standardized Emergency Management Plan. Buellton uses building codes, zoning ordinances, subdivision ordinances, and various planning strategies to address how and where development occurs. One of the essential ways Buellton guides its future is through policies laid out in the General Plan.

Since the last HMP was adopted, approximately 55,000 square feet of commercial space, one hotel with 99 rooms, and 270 residences were approved. All projects are subject to compliance with the following plans, policies, and ordinances to ensure compliance with City requirements and to review and mitigate hazard situations. For example, 68 of the residential units and 10,000 square feet of the commercial uses were located within the 100-year flood plain. Through the planning review process, the projects were required to follow our floodplain regulations and to file a Letter of Map Revision to remove the developed portions from the 100-year flood plain.

9.4.6.1 City of Buellton General Plan

Safety Element

The purpose of the Safety Element of the City's General Plan is to reduce deaths, injuries, property damage, and economic and social dislocation resulting from natural hazards including: flooding, mud slides and soil creep, tsunamis and seiches, land subsidence, earthquakes, avalanches, other geologic phenomena, levee or dam failure, urban and wildland fires, and building collapse. This portion of the General Plan identifies the hazards that the City must consider when making land use decisions.

Flooding is one natural hazard that the City of Buellton is susceptible to, mainly because it is located on an alluvial terrace of the Santa Ynez River. The Santa Ynez River, Zaca Creek, and Thumbelina Creek all produce 100-year storm flood damage. The greatest flood damage from these waterways occurred during heavy rainstorms in February 1993 and February 1998.

Flood damage also occurs from dam inundation. The Bradbury Dam on Lake Cachuma is located twelve miles east of Buellton. If this dam were to fail, a large portion of the City would be inundated with flood waters. The areas that would be the most affected by dam inundation would be the Thumbelina neighborhood and areas south of Highway 246.

In an effort to reduce the damages from flooding, new structures must be set back at least 200 feet from the bank of the Santa Ynez River. Structures must also be set back at least 50 feet from the top of the banks of creeks, including Zaca Creek and Thumbelina Creek, except where culverted. Development that is mapped in flood prone areas is subject to FEMA requirements and any new development must minimize flood problems that are identified by the National Flood Insurance Rate Program. To prevent dam inundation, evacuations plans should be in place.

Buellton also experiences seismic and geologic hazards. The San Andreas Fault is located 50 miles northwest of the City and the Santa Ynez Fault is located approximately six miles to the south. The San Andreas would generate a very large earthquake which would cause some groundshaking in Buellton; however, the damage from such an earthquake would not be severe. A major earthquake on this fault is considered likely within the next 30 years. The likelihood of an earthquake on the Santa Ynez Fault is low by comparison. Although this fault is active, estimates place the likelihood of a major earthquake on this fault at once in several hundred to a thousand years.

The most serious direct earthquake hazard is the damage or collapse of buildings cause by ground shaking, which can cause property damage, injury, or death. It is the primary seismic concern for Buellton. The areas within or immediately adjacent to the Santa Ynez River floodplains are located on alluvial deposits, which can increase the potential for ground shaking damage and can result in greater structural damage. Certain types of construction materials perform better in earthquakes than others. Modern structures made with wooden and steel frames, or reinforced concrete blocks, will typically withstand moderate to strong earthquake ground shaking with a small threat of building failure or major damage. In comparison, buildings made with unreinforced masonry typically provide little earthquake resistance. The City of Buellton does not contain any unreinforced masonry buildings. Many of Buellton's buildings are one or two stories high and made with wood frame construction, which is considered relatively resistant to earthquake damage.

Ground shaking can also cause liquefaction, subsidence, lurch cracking, and lateral spreading. Although there is potential for these hazards to occur in Buellton, no areas of abnormally high risk have been identified within the City.

Liquefaction, when solid soils and sediment is temporarily transformed from a solid to a liquid from increased pressure, can occur in Buellton during a major earthquake. The potential for liquefaction is highest in areas with sandy, alluvial soil and shallow groundwater, such as areas of the City nearest the Santa Ynez River and Zaca Creek. A major portion of the City can be considered as having low to moderate liquefaction potential. Liquefaction hazards can be avoided with proper foundation engineering based on an analysis of the soils on a given building site.

Subsidence is the compaction of soils and alluvium caused by groundshaking. In Buellton, the potential for subsidence is greatest in areas underlain by alluvium or other soft water-saturated soils. However, no substantial subsidence problems have been identified in the City.

Lurch cracking refers to fractures, cracks and fissures produced by groundshaking. Lateral spreading is the horizontal movement of soils toward an open face of a stream bank or the side of a levee. The potential for these hazards is greatest on steep-sided alluvial soils where the groundwater table is high. In the City, this would include areas adjacent to the Santa Ynez River.

Landslides and erosion can occur in Buellton along the bank of the Santa Ynez River if structures are built close to the edge. The City requires all structures to be at least 200 feet from the bank of the river so these hazards are less likely to occur.

Policies have been developed by the City to reduce the risk of seismic hazards. All new development must adhere to the California Building Code regarding seismic safety. Geologic studies must be conducted for new development to be constructed on slopes greater than 10%, and in areas mapped by the Natural Resource Conservation Service as having moderate or high risk liquefaction, subsidence, and/or expansive soils. Similarly, evaluation reports must be conducted by engineers for all new development proposals for subdivisions or structures for human occupancy. New development must also minimize erosion hazards by incorporating features such as additional landscaped areas, parking lots with bio-infiltration systems, permeable paving designs, and storm water detention basins. The development of critical facilities is restricted in areas determined to be high risk geologic hazard zones.

Aside from flooding and seismic hazards, Buellton faces two types of fire hazards, urban and wildland fires. The outbreak and spread of wildland fires outside the City is a potential danger, particularly during the dry summer and fall months. Wildland fires can result in the loss of natural vegetation, loss of agricultural crops, and soil erosion.

Urban fires can occur in any part of the City. Over the years, development standards have become more stringent to reduce the frequency and severity of such events. Building codes require fire walls for adjacent structures and local ordinances often prohibit the use of fire-prone materials, such as shake-shingle roofs. Electrical standards have also changed to reduce the fire risk inside structures and smoke detectors are now commonly required. Urban fire hazards are greatest in areas containing older buildings that do not meet the current building code, despite the City requiring that such buildings be brought up to code. Utility facilities also present a potential urban fire hazard. Earthquakes or floods may rupture buried gas lines, while high winds or accidents could cause overhead electric lines to break. While Buellton has had urban fires, most have been relatively small

and easily contained. No catastrophic fires have been recorded in recent history, particularly since emergency response and building codes have been improved.

Hazardous materials, such as household products, asbestos, lead-based paint, and aerially-deposited lead, can be found in the City. In order to reduce the negative effects of household products, Buellton participates in a quarterly Household Hazardous Waste and Electronics Collection and Recycling Day, when such materials are accepted free of charge at the Buellton Wastewater Treatment Plant property (run by MarBorg Industries). Santa Barbara County also has a hazardous waste management plan.

In addition to hazardous material and hazardous waste hazards, Buellton is susceptible to other man-made hazards such as hazardous materials releases, highway accidents, radon hazards, chemical releases. To reduce the amount of traffic accidents, the City will work with the California Department of Transportation (Caltrans) to require all transportation of hazardous materials to follow Caltrans approved routes. To prevent chemical releases, the City implements the CalARP Prevention Program, which includes risk management measures, operating procedures, training requirements, equipment maintenance and inspection practices, and emergency planning and response methods for the water treatment facilities.

To reduce hazardous material incidents, Buellton will maintain all City water treatment facilities in accordance with the 2006 Offsite Consequence Analysis and California Accidental Release Prevention Program, including studying the possibility of using solid chlorine pellets rather than gas. The City will also respond to the unlikely event of a contaminant release from such facilities in accordance with City's emergency response procedures. Buellton will adopt a new municipal code that ensures commercial and industrial uses in mixed use projects do not pose substantial health risks to residential components. Similarly, the City will require hazardous materials assessments for soil and groundwater contamination on land adjacent to development projects. The land must be remediated if contamination is identified.

The City of Buellton has adopted California's Standardized Emergency Management System, which meets the objectives of the National Incident Management System (NIMS), a nationwide approach for federal, state, local, and tribal governments to work together more effectively and efficiently to prevent, prepare for, respond to and recover from disasters. The City adopted a resolution in 2008, designed to integrate NIMS into their emergency management system, and all City employees have taken the required NIMS courses.

Land Use Element

The Land Use Element of the General Plan suggests that the City of Buellton would like to concentrate development within the City limits and the Urban Growth Boundary line. Its Sphere of Influence is coterminous with the City Limits and Urban Growth Boundary. Therefore, growth patterns in the near future would be infill. The preference of not expanding the Sphere of Influence is mandated in the General Plan so that agricultural, watershed, and open space lands are not prematurely or unnecessarily converted to other non-agricultural or non-open space uses without public debate and a vote of the people. The protection of such lands not only ensures the continued viability of agriculture, but also contributes to flood control and protection of wildlife, environmentally sensitive areas, and irreplaceable natural resources.

The Land Use Element contains several policies that promote hazard mitigation in Buellton. New development is restricted from areas where natural conditions are likely to pose a substantial threat to public safety or produce excessive maintenance costs. To ensure all residents do not lack necessary utilities, all new development is not allowed unless adequate public services are available to serve the development. The City will also investigate the potential for changing land use designations and zoning districts for properties subject to flooding and with limited access to open space.

Housing Element

Based on the Buellton General Plan 2025, the City has an adequate water and sewer capacity to meet the expected build-out in 2025 (an approximate population of 6,100). This population increase equals an additional 500 dwelling units (2.8 persons per dwelling unit). Dry utilities, such as power and gas, should be available to all designated sites.

Development in the City of Buellton is subject to a Zoning Ordinance and the California Building Code that establishes minimum standards for all classes of construction.

One housing policy that mitigates the potential for housing damage during the event of a disaster involves the City promoting the repair, rehabilitation, and improvement of mobile homes and residential structures that are substandard or in disrepair. Blighted conditions and unsafe structures should be abated and tenants will be afforded protection in the event that they need to be displaced from their residence. Field surveys conducted at the end of 2008, and updated in 2013, suggest that the Buellton's overall housing rehabilitation needs are modest, with less than five percent of the City's housing deemed substandard.

Public Facilities and Services Element

A shortage of critical materials, such as a clean water supply, is a hazard that jurisdictions strive to avoid. In Buellton, water is supplied by the City of Buellton Public Works Department. As stated above, the City has an adequate water and sewer capacity to meet the expected build-out in 2025. The water and sewer infrastructure varies in age. Fire flows are currently. Water and Sewer Master Plans are currently being prepared to evaluate appropriate capital improvement projects for required upgrades. Both water and sewer facilities undergo regular maintenance activities to ensure the systems are operational.

Another hazard that jurisdictions strive to avoid is a utility mishap. The General Plan indicates that natural gas, electricity, and telephone are all provided within the City. All new development is required to underground all utilities. The undergrounding of utility cables can prevent a power/utility service outage in Buellton during flooding, high winds, and earthquakes.

Fire and police protection is also a concern of Buellton, as ensuring the capabilities of these departments helps aid hazard mitigation. The General Plan indicates that the Santa Barbara County Fire Department provides fire protection for the City. The City also has a mutual aid agreement with every fire protection agency in Santa Barbara County. The fire department is equipped to deal with such hazards as wildland fires, urban fires, medical emergencies, and hazardous materials incidents. The City will continue to refer development plans to the Fire Department to assure the adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance. Police services within the City of Buellton are provided by the Santa Barbara County Sheriff's Department.

9.4.6.2 Zoning and Subdivision Ordinances

The State of California has empowered all cities and counties to adopt zoning ordinances. Buellton's original Zoning Ordinance was adopted on July 22, 1993, and has been amended several times. It is codified in Title 19 of the Municipal Code. Buellton adopted a Subdivision Ordinance on November 10, 1994, reference Buellton Municipal Code Title 18.

Buellton has a five member Planning Commission, which is an advisory body to the City Council. The Commission was established under State law to provide relief in special cases where the exact application of the terms of the ordinance would be unduly restrictive and cause a hardship, in addition to generally reviewing zoning and subdivision proposals. The Planning Commission hears and decides upon the interpretation and the application of the provisions of the Zoning and Subdivision Ordinances. Although the Commission has certain discretionary powers in making its decisions, the Commission must always abide by and comply with the powers granted to it by the local Zoning and Subdivision Ordinances and the State's enabling acts. Additionally, the Planning Commission may recommend actions to the City Council and the Planning Commission's actions may be appealed to the City Council.

9.4.6.3 Building Codes

The State of California has adopted the most recent California Building Codes, which is enforced in Buellton, through its contracting agency, Santa Barbara County Building & Safety.

Buellton contracts with the County of Santa Barbara (County) and the County's Inspections Department is principally responsible for enforcing State, City, and County Codes for building residential and commercial structures, enforcing environmental codes and guidelines for maintaining existing structures. In 1999, the County Inspections Department received a rating of "four" for its building code effectiveness in residential and commercial construction from the Insurance Services Office (ISO).

The ISO is an insurer-supported organization that provides advisory insurance underwriting and rating information to insurers. The ISO uses a rating scale of 1 to 10 with 1 to 3 being the highest rating given. The County's evaluation can be used as a basis for providing rating credits to individual property insurance policies.

9.4.6.4 Floodplain Management Ordinance

Buellton has a Floodplain Ordinance requiring all habitable floors be built a minimum of two feet above the 100-year floodplain and the special flood hazard areas. However, many parts of Buellton flood due to storm water infrastructure and not because of their proximity to 100-year floodplain.

Buellton sustained flood damage in February 1993 and February 1998 following heavy rain storms. A Local Emergency was declared on February 5, 1998, following substantial storm flooding. Following the 1998 storm, Buellton had significant flooding on La Pita Place, Irelan Drive and Second Street due to an

overflowing flood control basin in the area. Thumbelina Creek overflowed its banks onto Kendale Road and there was significant foothill flooding on Via Corona Drive and Calor Drive with two feet of mud in this residential area. Buellton is working on a Drainage Master Plan that will identify areas that need improvements for flood control purposes. In addition, the City annually cleans all storm drain inlets and catch basins in the fall to ensure facilities are able to handle storm flow.

The FIRMs are developed through the NFIP and were last updated in December 2012 and made available in GIS format as Digital Flood Insurance Rate Maps. Also on file with the Santa Barbara Operational Area Office of Emergency Services, County Flood Control, and the Santa Barbara City Public Library are maps that identify floodplains, along with evacuation routes and locations of public shelters. They are used by both the public and private sector to determine flood insurance requirements and rates and to administer Buellton's Floodplain Management Ordinance (Title 17, Chapter 17.04 of the Buellton Municipal Code).

The City participates in the NFIP Program and the City uses the Floodplain Management Ordinance (Chapter 17.04) to stay in compliance with the NFIP.

Floodplain districts identified in the FIRMs include the following flood hazard zones and definitions:

- **Zone A** is the flood insurance rate zone that corresponds to the 100-year floodplains that are determined in the Flood Insurance Study (FIS) by approximate methods. Because detailed hydraulic analysis is not performed for such areas, no Base Flood Elevations or flood hazard factors are determined.
- **Zone AO** is the flood insurance rate zone that corresponds to areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
- **Zone A1-A30** is the flood insurance rate zone that corresponds to areas of 100-year flood; base flood elevations and flood hazard factors are determined.
- **Zone B** is the flood insurance rate zone that corresponds to areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.
- **Zone C** is the flood insurance rate zone that corresponds to areas of minimal flooding.

9.4.6.5 Repetitive Loss (RL) Properties

Repetitive loss properties are defined as property that is insured under the NFIP that has filed two or more claims in excess of \$1,000 each within any consecutive 10-year period since 1978. The City has no identified repetitive loss properties.

9.4.6.6 City of Buellton Storm Water Management Program

In California, the State Water Resources Control Board (SWRCB) has determined that urban runoff is a leading cause of pollution through the state, with impacts on both human health and aquatic ecosystems. The SWRCB identified the City of Buellton as a small municipal separate system requiring coverage under the National Pollutant Discharge Elimination System (NPDES) *General Permit for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4s)*, Water Quality Order No. 2003-0005-DWQ (General Permit). A requirement of the General Permit is development of a Storm Water Management Program (SWMP) to reduce the discharge of pollutants.

The General Permit also requires the development and implementation of Best Management Practices (BMPs) to address six Minimum Control Measures (MCMs). This includes the following: 1) Public Education and Outreach on Storm Water Impacts; 2) Public Involvement and Participation; 3) Illicit Discharge Detection and Elimination; 4) Construction Site Storm Water Runoff Control; 5) Post-Construction Storm Water Management in New Development and Redevelopment; and 6) Pollution Prevention/Good Housekeeping for Municipal Operations.

The Storm Water Management Plan has been prepared by the City of Buellton and describes the City's program necessary to comply with the General Permit. It also serves as a framework for identifying, assigning, and implementing control measures and BMPs intended to reduce the discharge of pollutants and protect downstream water quality.

Its purpose is to serve as a planning and guidance document to be used by the City's regulatory body; to define techniques and measurable goals for measuring BMP effectiveness; and to define a five-year schedule for SWMP implementation to comply with the General Permit requirements.

Following a description on the City of Buellton the document comprehensively describes the Minimum Control Measures. They comprise the most substantive section of the Storm Water Management Program:

1. Public Outreach and Education

This measure is intended to ensure greater public support and compliance for the storm water management program. Specifically, they teach the public the importance of protecting stormwater quality. The City has already begun and will continue to partner with other local municipalities, such as the County of Santa Barbara and the Cities of Lompoc, Santa Maria, Solvang, Goleta, Santa Barbara, and Carpinteria to develop materials and host civic events.

The City also implements BMPs, including the use of: 1) Brochures; 2) WebPages; 3) Events; 4) Educational programs for children; 5) Storm Drain Markings; 6) Stormwater Hotlines; 7) Direct Mail/Media campaigns; 8) Business outreach programs; 9) Botanical garden exhibits; 10) Public surveys; and 11) Ongoing assessments of social marketing strategies. The SWMP also includes effectiveness measures and measurable goals for each respective BMP.

2. Public Participation and Involvement

The goal is to foster active community support for the SWMP. The City implements BMPs, including: 1) Regular public meetings; 2) Regular coordination efforts among amongst local agencies/stakeholders; 3) Community clean-ups; 4) Water quality hotlines; 5) and Lists of interested parties. The SWMP also includes effectiveness measures and measurable goals for each respective BMP. Its purpose is to assure that the program will be supported by City residents and will provide input to guide development of the program in the future.

3. Illicit Discharge Detection and Elimination

The City will enhance its current system to identify and eliminate illicit discharges throughout the permit area. A map identifying "trouble spots and potential illegal dumping areas" in the City has been developed and will be updated as needed.

The City implements BMPs, including: 1) Maps of the storm drain system; 2) Storm water ordinances; 3) Education and outreach programs; 4) Education/Training of municipal employees; 5) Identification and elimination of illicit discharge sources; 6) Drain filters for commercial connections; 7) Wastewater programs; and a 8) Pet waste disposal program. The city intends to maintain ongoing efforts to control illicit discharge at current levels by implementing these BMPs. The SWMP also includes effectiveness measures and measurable goals for each respective practice.

4. Construction Site Runoff Control

The purpose of construction site runoff controls is to prevent soil and construction waste from entering the storm water. The City will review its current Excavation and Grading Code and standard practices for compliance with the minimum requirements – according to the USEPA. It will also require all construction projects to collect construction waste and materials on site and dispose of it in a legal and proper manner.

The City implements BMPs, including: 1) Construction Site Enforcement, Inspections; 2) Development of construction site inspection and enforcement procedures; 3) Development of procedures for review of grading/erosion control/construction site plans; 4) Discretionary projects – conditions of approval; 5) Staff training; 6) Construction workshop; 7) Construction site stormwater control ordinance; and 8) Procedures for receipt and consideration of information from the public. The SWMP also includes effectiveness measures and measurable goals for each respective BMP.

5. Post-Construction Runoff Control

This minimum control measure focuses on site planning and design considerations, which are most effective when addressed in the early stages of project development. The goal of the program is to integrate basic and practical storm water management techniques into new development to protect water quality.

The City adopted and is implementing/applying water quality protection policies related to hydromodification control criteria (post construction requirements – PCRs) to new development and redevelopment projects. The City has adopted/developed guidance for PCRs, including: design, monitoring, maintenance, and inspection requirements and guidance to assist developers in the selection, design, and maintenance of hydromodification control measures.

The City implements BMPs, including: 1) Review of regulations; 2) Staff training; 3) Plan review; 4) inspection of post-construction stormwater BMPs; 5) Long-term of post-construction stormwater BMPs; 6) Master drainage plan; 7) Long-term watershed protection and plan; 8) Use of low impact development in project design; 9) Adoption of hydromodification control criteria; and 10) Education and outreach efforts. The SWMP also includes effectiveness measurable goals for each respective practice.

6. Pollution Prevention Control and Goodhousekeeping for Municipal Operations

The purpose of this minimum control measure for Municipal Operations/Good Housekeeping Practices is to assure that the City's delivery of public services occurs in a manner protective of storm water quality to the maximum extent practical and protect overall water quality. In this way the City may serve as a model to the community.

The City implements BMPs, including: 1) Training of employees on stormwater pollution prevention; 2) Street sweeping; 3) Storm drain cleaning; and 4) Trash, green waste and recycling. Data collected for each measurable goal will be compiled, reviewed and summarized as part annual report to the Regional Water Quality Control Board (RWQCB).

Monitoring and Reporting Requirements

The purpose of monitoring and reporting is to document successful implementation of the SWMP and determining the program's effectiveness at reducing pollutants to the MEP and protect water quality. The General Permit requires that annual reports be submitted annually upon approval of the City's SWMP. The City intends these annual reports to cover the fiscal year immediately prior to the reporting period.

9.4.6.7 City of Buellton Waste Water Treatment Plant

The City of Buellton is located in northern Santa Barbara County and operates a publicly owned treatment works facility whose discharge influences the Santa Ynez River. In recognition of this important asset, the city has developed an examination to determine the true operating capacity of the existing wastewater treatment plan and to plan for the future.

Its scope includes a forecast of demographic and planning development until the year 2030 and an estimation of the respective wastewater flow characteristics; an evaluation of the of the WWT's overall performance; an evaluation of the entire treatment process; and an array of recommendations for expansion or modifications to accommodate future needs.

Land Use and Population

The City of Buellton is likely to continue its growing population trend over the next 40 years. Based on the 2010 Census, its population is 4,800 persons and the average density was 2.8 persons per household. It is expected to grow by 400 persons every five years through 2035 and then by 300 persons by 2040. Based on this growth rate, the City's population in 2040 is expected to reach 7,200 persons. Since one third of the City's area is categorized as low density residential, the forecasted population increase is not expected to reach full build-out until between 2040 and 2050.

Wastewater Flows and Characteristics

Existing wastewater characteristics form the basis for defining and projecting future wastewater characteristics. The findings and observations are summarized as follows:

- Wastewater flows per capita are 88 gpcd, compared to the expected range of 70 to 80 gpcd for a California city. This may attributed to an increased number of hotels/tourism, contributions from wineries, and it may indicate the potential for water conservation measures.

Potable water is obtained from two sources: 1) State Water; and 2) local groundwater. At this time, Buellton's primary water source is groundwater. State Water is used to supplement the groundwater

on an as needed basis. The City has several water conservation programs including replacement shower heads and the Cash for Grass Initiative.

Future wastewater characteristics are planned for a 20-year horizon and use the 2027 estimated population of 6,260 people with a per capita wastewater flow of 80 gpcd. Using this scenario, organic loading is expected to increase from approximately 1,100 lb/day in 2007 to 1,500 lb/day in 2027. It is noted that projected demands for flow and organic loading are based on current loadings, which include a combination of residential and commercial/industrial sources. Should future components of commercial/industrial development occur, it is recommended that the City project organic and flow demands carefully as part of the development approval process.

Regulatory Review

Waste discharge requirements are not anticipated to change through the planning period. Nevertheless, a few items are addressed:

- Effluent nitrogen sampling suggests down-gradient impacts to water quality in the area of percolation ponds. This impacts the groundwater and should be addressed to comply with the current Waste Discharge Requirements (WDRs).
- The City should ensure that all aspects of the effluent monitoring and reporting program are in compliance with the revised monitoring program of March 2006.
- The City should consider refining their groundwater monitoring program to include off-site wells where practical and should survey wells to determine flow gradients of groundwater in and around the site.

Wastewater Treatment Plant Analysis

Based on the 2008 assessment of the wastewater treatment process –and its components- the following recommendations are included:

- *Aeration tanks*: To meet future demands for de-nitrification, it will be necessary to ensure adequate piping for the aeration system. An initial investment of \$75,000 is suggested.
- *Scum Handling*: It is suggested that the budget allocate \$15,000 for waste activated sludge (WAS) mixing, or \$75,000 for separate dewatering/compacting if an alternative modification is chosen.
- *Standby Power*: It is inadequate to meet current and future needs and is suggested that a figure of \$200,000 be included for initial improvements.

The City will be updating its WWTP Master Plan in Fiscal Year 2016/2017.

9.4.6.8 City of Buellton Emergency Operations Plan

The 2014 Emergency Operations Plan (EOP) for the City of Buellton addresses the planned response to emergency situations associated with natural disasters, technological incidents and national security emergencies that occur within or affect the City. The plan does not address normal day-to-day emergencies. The Plan:

- establishes the emergency management organization required to respond to and mitigate any significant emergency or disaster affecting the City;
- identifies the policies, responsibilities and procedures required to protect the health and safety of the city community, public and private property, and the environmental effects of natural and technological emergencies and disasters; and
- establishes the operational concepts and procedures associated with field response to emergencies, the City's Emergency Operations Center (EOC) activities, and the recovery process.

It establishes the framework for implementation of the California Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS) in the City of Buellton. The document is a concept of operations guide, intended to facilitate multi-agency and multi-jurisdictional coordination in emergency operations particularly between the City of Buellton, Special Districts, and the Santa Barbara county Operational Area.

The scope presented in the EOP applies to all elements of the City's Emergency Organization during all phases of emergency management. Its primary audience is intended for emergency management staff from the city and other interested parties (e.g. the Federal government, other State or local governments, and volunteer agencies).

The EOP is organized in three sections.

- **Part One - Basic Plan.** The overall organizational and operational concepts relative to response and recovery are described in this section. Its intended audience is the Emergency Operations Center (EOC) Management Team.
- **Part Two - Emergency Organization Functions.** It is a description of the emergency response organization and emergency action checklists. The intended audience is EOC staff.
- **Part Three – Supporting documents to the City's Emergency Operations Plan.** These documents identify both SEMS and NIMS compliance information.

Hazard mitigation is discussed in *Part One- Basic Plan* and includes a series of programs and best management practices to efficiently minimize the risks to natural hazards. They are:

- 1) Enhance public awareness and understanding;
- 2) Create a decision tool for management;
- 3) Promote compliance with State and Federal program requirements;
- 4) Enhance local policies for hazard mitigation capability;
- 5) Provide inter-jurisdictional coordination of mitigation-related programming;
- 6) Achieve regulatory compliance.

Through use of these practices and the acknowledgement of Federal and State Hazard Mitigation Programs, the City of Buellton is cognizant of the resources available and the method by which to leverage them -- before, during, and after an event.

9.4.6.9 SEMS Multi-Hazard Functional Plan

In early September 2004, Buellton submitted its Standardized Emergency Management System (SEMS) Multi-Hazard Functional Plan to the State of California for approval. The Plan discusses mitigation in the form of training and exercises, which are essential at all levels of government to make emergency operations personnel operationally ready. All emergency plans should include provision for training. The objective is to train and educate public officials, emergency response personnel and the public. The best method for training staff to manage emergency operations is through exercises. Exercises are conducted on a regular basis to maintain the readiness of operational procedures. Exercises provide personnel with an opportunity to become thoroughly familiar with the procedures, facilities and systems which will actually be used in emergency situations. There are several forms of exercises:

- Tabletop exercises provide a convenient and low-cost method designed to evaluate policy, plans and procedures and resolve coordination and responsibilities. Such exercises are a good way to see if policies and procedures exist to handle certain issues.
- Functional exercises are designed to test and evaluate the capability of an individual function such as evacuation, medical, communications or public information.
- Full-scale exercises simulate an actual emergency. They typically involve complete emergency management staff and are designed to evaluate the operational capability of the emergency management system.

The SEMS Multi-Hazard Functional Plan will be updated to reflect the current hazard risk assessment and mitigation activities identified in this hazard mitigation plan annex.

9.4.7 Expand and Improve

The City regularly reviews and updates the plans, programs, codes, and policies discussed in this section through public processes including workshops and public meetings. The community is encouraged to participate in all updates relating to emergency preparedness. It is important to note that during the LHMP update planning process these plans, programs, codes, and policies were evaluated to determine their effectiveness in risk education and reduction efforts, as well as, its usefulness to implement mitigation measures. Any shortfalls or areas where the plans, programs, codes, and policies could be improved or expanded were identified and captured under annual review, the annual planning process and Mitigation Actions chapter of this plan. If no mitigation actions were identified, then it can be assumed that the planning team determined that no shortfalls or areas for improvement are needed.

9.5 HAZARD ASSESSMENT

The City of Buellton had their LPG review the hazard listings developed by the MAC. The listing was modified by the LPG based on the hazards that impact the City. After reviewing the County’s MAC listing, the LPG for the City of Buellton determined that flooding, wildfire, earthquakes, landslides, dam failure, and climate change (associated with wildfire and flooding) are the major hazards that affect the critical facilities within the City. Table 9-7 provides the hazard ranking for the City of Buellton. Rankings were determined by the LPG based on knowledge of the area. The full description of these hazards county-wide is contained in the County portion of the document. Since the City’s incorporation in 1992, no significant disaster events for these hazard types have occurred within the City of Buellton.

The LPG determined, based on the LPT’s knowledge of the City, that the following hazards, while some may exist, do not pose a threat to the critical facilities within the City of Buellton and have not been analyzed in this annex: expansive soils/land subsidence, tsunami, sea level rise/coastal flooding, severe weather and storms, extreme heat, freeze, hailstorm, tornado, windstorm, agriculture pests and disease, marine invasive species, epidemic/pandemic/vector borne disease, levee failure, hazardous material release, energy shortage and energy resiliency, natural gas pipeline/storage, oil spill, radiological accident, terrorism, cyber threats, commercial/military aircraft crash, civil disturbance, train accident, and well stimulation/hydraulic fracking. Most of these additional hazards are being addressed in the more comprehensive THIRA document.

**Table 9-7
City of Buellton - Hazard Ranking and Planning Consideration 2016**

Hazard Type and Ranking	Planning Consideration Based on Hazard Level
Flooding	Significant
Wildfire	Significant
Earthquake	Significant
Landslide	Moderate
Dam Failure	Limited
Climate Change	Moderate

9.5.1 Flood

The City of Buellton ranked the flooding hazard as being a significant risk to the City. Coastal Storm Surge is not a concern to the City of Buellton as it is located inland from the coast.

On July 22, 1993, Buellton adopted a Floodplain Ordinance, (Ordinance No. 17.04). Buellton's Floodplain Ordinance requires all new buildings be built at least 200 feet from the top of bank of the Santa Ynez River and all new buildings are constructed 2 feet above the flood zone. When new projects go through Buellton's approval process, the Planning Commission, City Council, and City Engineer ensure the wastewater treatment plant is protected from flooding inundation.

No significant flooding events have occurred in the City of Buellton within the last 5 years due to storm drain improvements and cleaning.

9.5.2 Wildfire

The City of Buellton ranked the wildfire hazard as being a significant risk to the City.

Buellton contracts with Santa Barbara County for Fire Protection Services. All high fire zones within Buellton are mapped. The Fire Department, as well as Santa Barbara County Building & Safety requires that all commercial development over 5,000 square feet install indoor sprinklers and use fire resistant building materials. Within the unincorporated areas surrounding Buellton, the Fire Department has a vegetative management program that annually inspects all lots in early spring and advises property owners that all brush must be removed by July 1. Within the City Limits, the Buellton Code Enforcement Officer and County Fire undertake a weed abatement program in the Spring.

No wildfire events have impacted the City of Buellton.

9.5.3 Earthquake

The City of Buellton ranked the earthquake hazard as being a significant risk to the City.

Santa Barbara County Officials have indicated that Buellton is located in Seismic Zone 4, which is the highest potential status for earthquake activity in the state of California. Buellton is aware that its fault lines and liquefaction zones are mapped. The City, in conjunction with County Building and Safety, has examined all structures within the City limits and determined that Buellton has no unreinforced masonry buildings located within Buellton. All of Buellton's water reservoirs are located underground and following the 6.5 San Simeon Earthquake in December 2003, Buellton's Public Works Department determined that all water reservoirs were unaffected and continued to operate normally. Reservoirs 1 and 2 have been completely re-constructed and upgraded as of 2015/2016.

No earthquake events that have affected the City have occurred.

9.5.4 Landslide

The City of Buellton ranked the landslide as being a moderate risk to the City.

Buellton has never had a hazard involving landslides. The identified critical facilities are not located within areas susceptible to landslides.

Coastal Erosion is not a concern to the City of Buellton as it is located inland from the coast.

9.5.5 Dam Failure

The City of Buellton ranked the dam failure hazard as being a limited risk to the City.

Buellton lies approximately 15 miles west of the Bradbury Dam and sits along the Santa Ynez River. If the dam were to fail, Buellton could sustain substantial flooding via the Santa Ynez River. It has been established that the Bradbury Dam has been mapped for inundation. No dam inundation impacts have occurred within the City.

9.5.6 Climate Change

The City of Buellton is not located along the coast so sea level rise associated with climate change would not occur. However, storms with increased severity could exacerbate flooding impacts within the City as well as increase fire hazards. Drought is also associated with climate change, however, drought does not pose a threat to the operation of the City's critical facilities.

9.6 VULNERABILITY ASSESSMENT

The City of Buellton identified 10 critical facilities to be included in the Vulnerability Assessment portion of this plan. These facilities primarily included utilities, government, and educational structures. Of the data that was available, it was shown that these buildings are worth approximately \$2 million in structure value. However, dollar values for four of the ten facilities that are not owned by the City of Buellton can be found in the County portion of the HMP. They are provided in this annex for information and planning purposes.

The results of the facilities shown to be exposed to each hazard are shown in the table below:

Hazard Type	Specific Risk	Count or (Average)	% of Critical Facilities Impacted	Exposure*
Flood/Climate				
	FEMA Flood Zone	1	10%	\$1,060,000
	Flood Overlay Zone	1	10%	\$1,060,000
Fire/Climate				
	Fire Severity Zone	1	10%	\$28,321
	WUI	10	100%	\$1,895,021
	Fire Threat	8	80%	\$835,021
Dam Inundation		5	50%	\$1,606,474
Landslide Incidence		0	0%	\$0
Earthquake				
	Groundwater/Liquefaction Severity	7	70%	\$1,606,474
	Peak Ground Acceleration	(1.73)	N/A	N/A

*- Exposure is based on a combination of building structure value and contents value. In all cases some of the impacted structures had incomplete values for structure, contents, or both.

By using the hazard layers determined to be the best available data for Santa Barbara County, a large majority of the Buellton critical facilities evaluated are at least moderately exposed to the following threats:

- Wildland Urban Interface
- Fire Threat
- Landslide Incidence
- Groundwater/Liquefaction Severity

A full description of the threats in the table above is provided in the County HMP. As the City continues to assess its vulnerability the collection of better data will help to improve the risk assessment process in order to direct planning and mitigation decisions.

Table 9-8 presents the 10 identified critical facilities and available values. The Map ID number for each critical facility corresponds to those found on the following maps showing the location of the critical facilities in relation to the County’s profiled hazards. Using a GIS and the data shown in these maps, it was determined which critical facilities are exposed to which hazards by whether or not they fall within the mapped hazard area. The results of the exposure analysis are included below with the corresponding maps.

Table 9-8 Buellton Critical Facilities

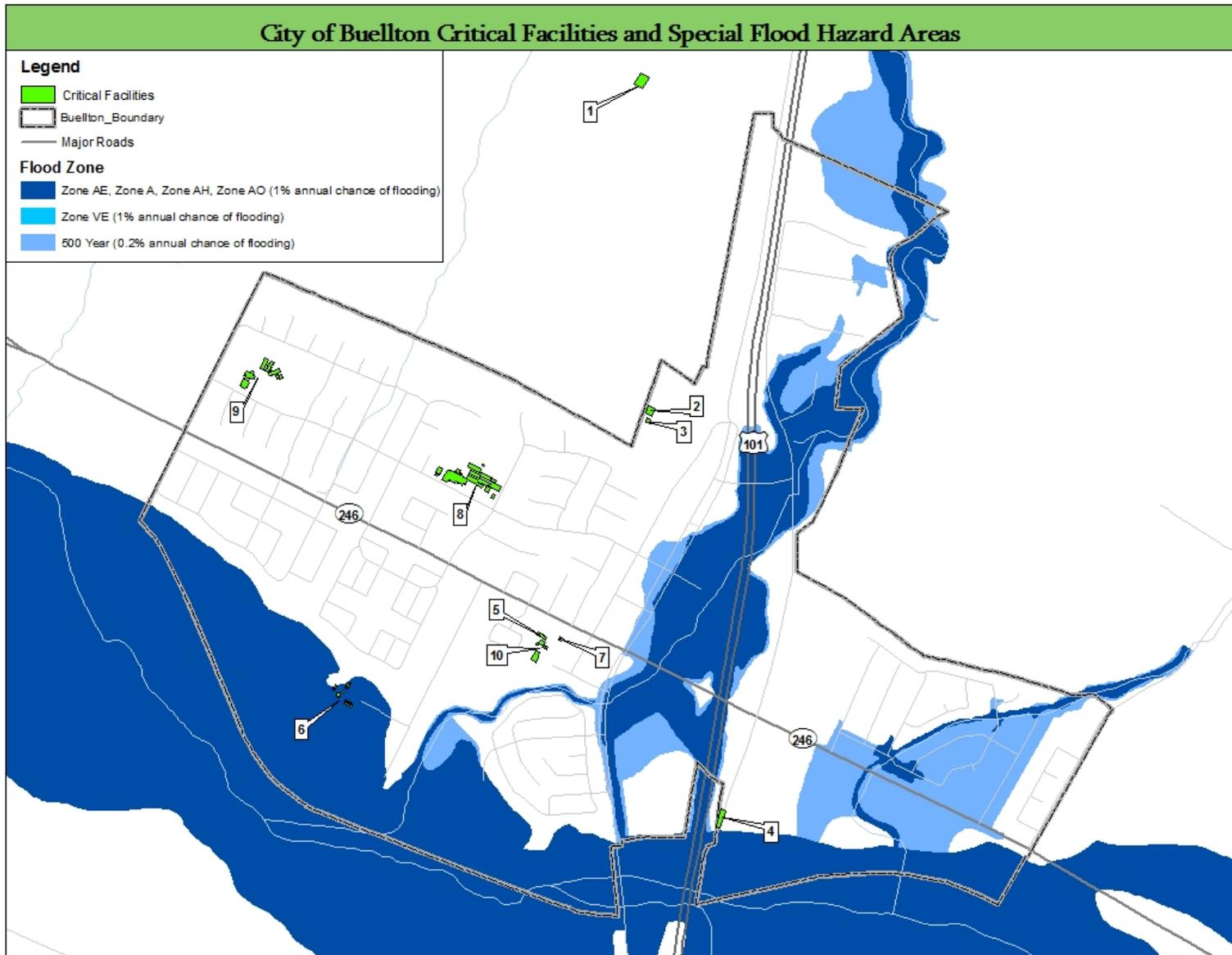
Map ID	Critical Facility	Bldg Value	Capacity
1	Reservoir 1	\$28,321	850000
2	Reservoir 2	\$83,510	300000
3	Reservoir 3	\$176,716	100000
4	McMurray Road Water Treatment Facility	\$318,427	
5	Highway 246 Water Treatment Facility	\$228,047	
6	Buellton Wastewater Treatment Facility	\$1,060,000	
7	SB County Sheriff Buellton Sub-Station	n/a (1)	
8	Jonata School	n/a (1)	
9	Oak Valley School	n/a (1)	
10	SB County Fire Station 31	n/a (1)	

(1) Not City facilities

9.6.1 Flood/Climate Vulnerability

Map ID	Critical Facility	Bldg Value	Capacity	Flood Hazard	
				FEMA Flood Zone	Flood Overlay Zone
1	Reservoir 1	\$28,321	850000	Outside Floodplain	Outside Flood Overlay Zone
2	Reservoir 2	\$83,510	300000	Outside Floodplain	Outside Flood Overlay Zone
3	Reservoir 3	\$176,716	100000	Outside Floodplain	Outside Flood Overlay Zone
4	McMurray Road Water Treatment Facility	\$318,427		Outside Floodplain	Outside Flood Overlay Zone
5	Highway 246 Water Treatment Facility	\$228,047		Outside Floodplain	Outside Flood Overlay Zone
6	Buellton Wastewater Treatment Facility	\$1,060,000		100 Year	100 Year Flood Hazard Overlay
7	SB County Sheriff Buellton Sub-Station			Outside Floodplain	Outside Flood Overlay Zone
8	Jonata School			Outside Floodplain	Outside Flood Overlay Zone
9	Oak Valley School			Outside Floodplain	Outside Flood Overlay Zone
10	SB County Fire Station 31			Outside Floodplain	Outside Flood Overlay Zone
		Exposure		\$1,060,000	

No new critical facilities have been constructed within the City’s identified flood zones. No change to the vulnerability of the WWTP.



Source: Flood Insurance Rate Map (FIRM) Boundaries, Santa Barbara County GIS available at <http://www.countyofsb.org/itd/gis/default.aspx?id=2802>, September 15, 2009, prepared by FEMA

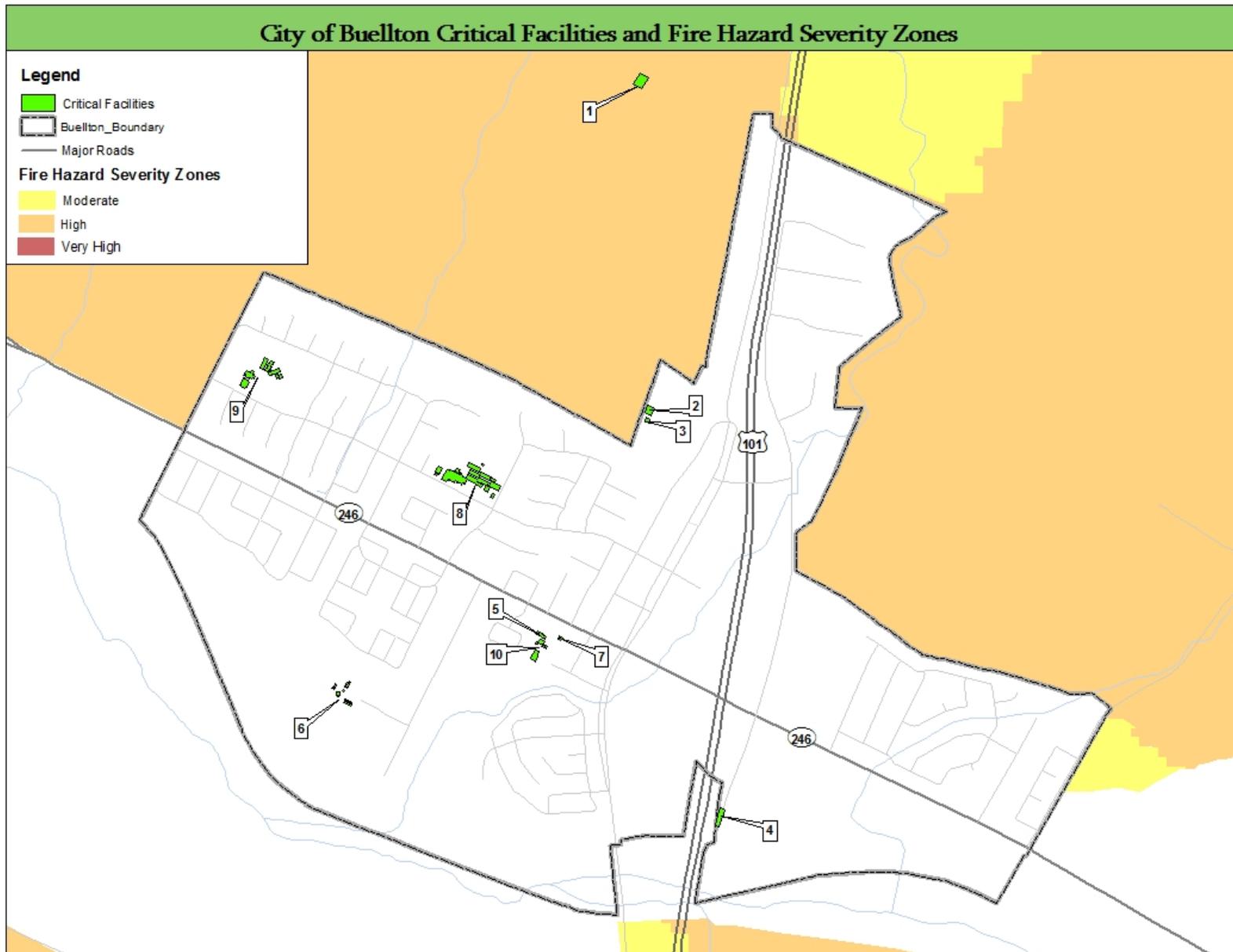


Source: Overlay – Flood Hazard, Santa Barbara County GIS, available at <http://www.countyofsb.org/itd/gis/default.aspx?id=2802>, November 23, 2010

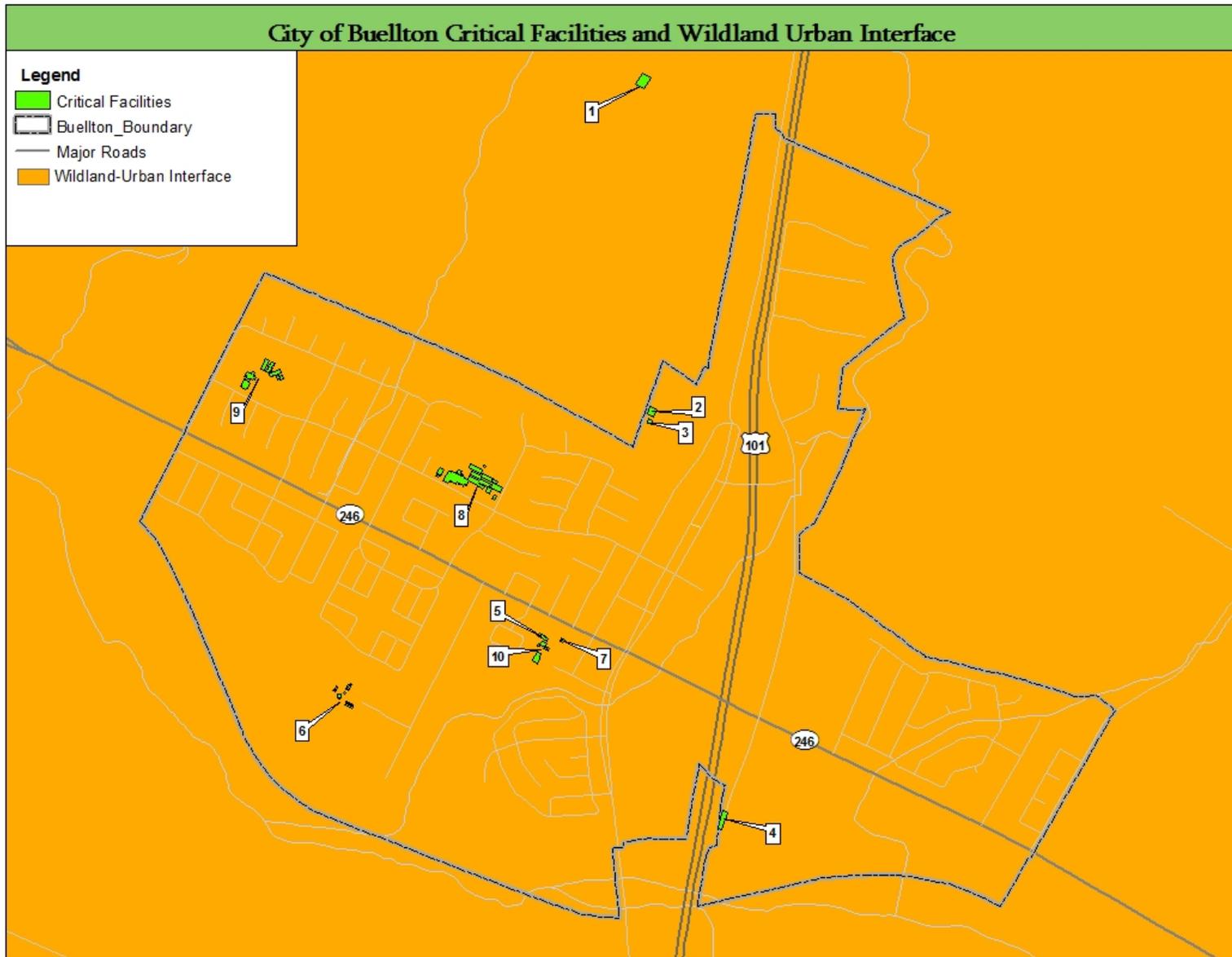
9.6.2 Wildfire/Climate Vulnerability

The data shown below is developed on a statewide basis and does not consider the placement of local neighborhoods within the geography. Santa Barbara County Fire has synthesized the data at a more local level to convey communities at risk. These are presented in the County section of the wildfire hazard profile. Buellton has been designated as a WUI community at risk. No changes to the critical facilities listed or their vulnerability to wildfire.

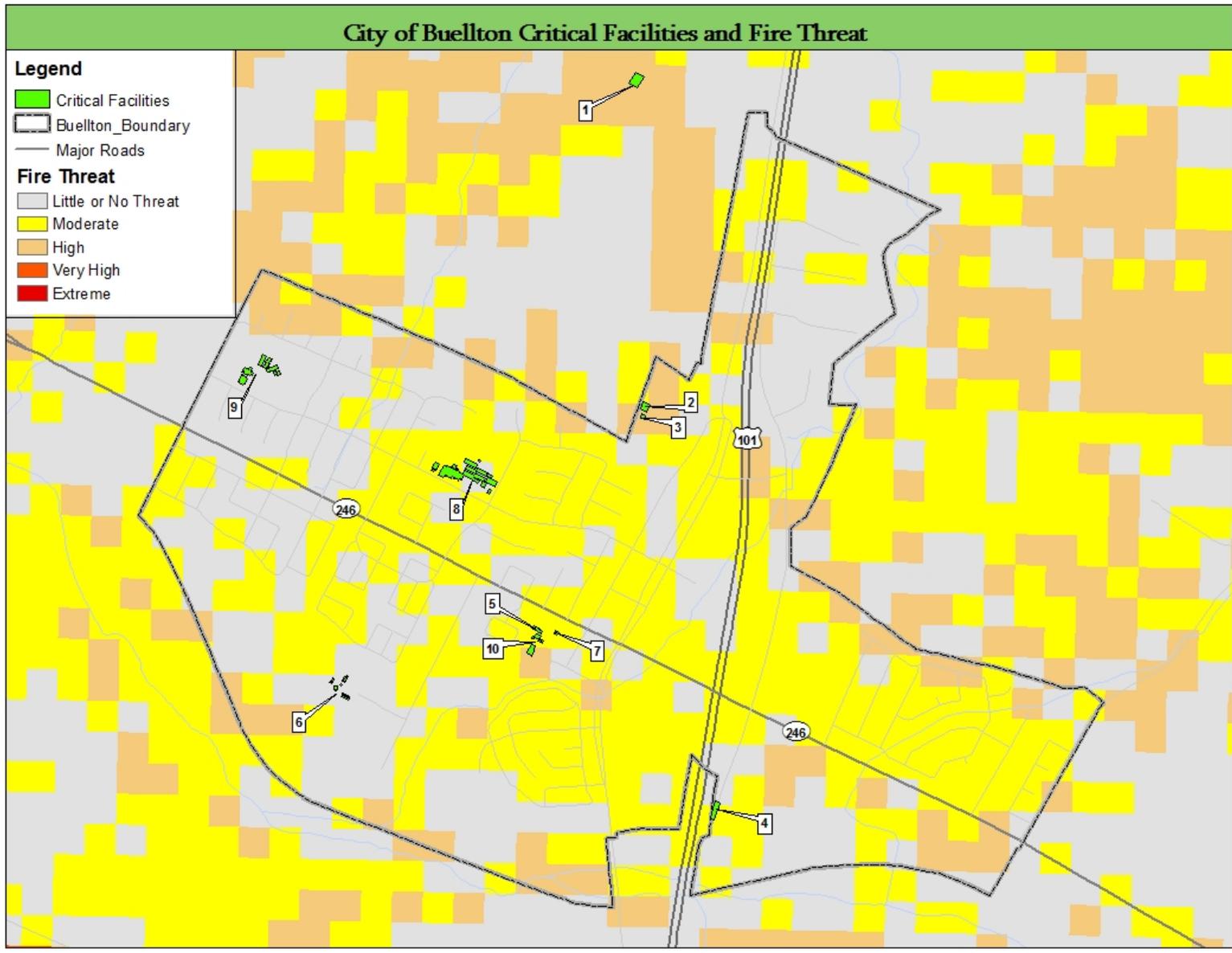
Map ID	Critical Facility	Fire Hazard		
		Fire Severity Zone	WUI Zone	Fire Threat
1	Reservoir 1	High Fire Severity	Within WUI Zone	High
2	Reservoir 2	Outside Fire Severity Zone	Within WUI Zone	High
3	Reservoir 3	Outside Fire Severity Zone	Within WUI Zone	High
4	McMurray Road Water Treatment Facility	Outside Fire Severity Zone	Within WUI Zone	Moderate
5	Highway 246 Water Treatment Facility	Outside Fire Severity Zone	Within WUI Zone	Moderate
6	Buellton Wastewater Treatment Facility	Outside Fire Severity Zone	Within WUI Zone	Little or No Threat
7	SB County Sheriff Buellton Sub-Station	Outside Fire Severity Zone	Within WUI Zone	Moderate
8	Jonata School	Outside Fire Severity Zone	Within WUI Zone	Moderate
9	Oak Valley School	Outside Fire Severity Zone	Within WUI Zone	Little or No Threat
10	SB County Fire Station 31	Outside Fire Severity Zone	Within WUI Zone	High/Moderate
Exposure		\$28,321	\$1,895,021	\$835,021



Source: County of Santa Barbara Fire GIS



Source: Wildland Urban Interface (WUI) Fire Threat, Fire and Resource Assessment Program (FRAP) available at <http://frap.cdf.ca.gov/data/frapgisdata/select.asp?theme=5>, 2003

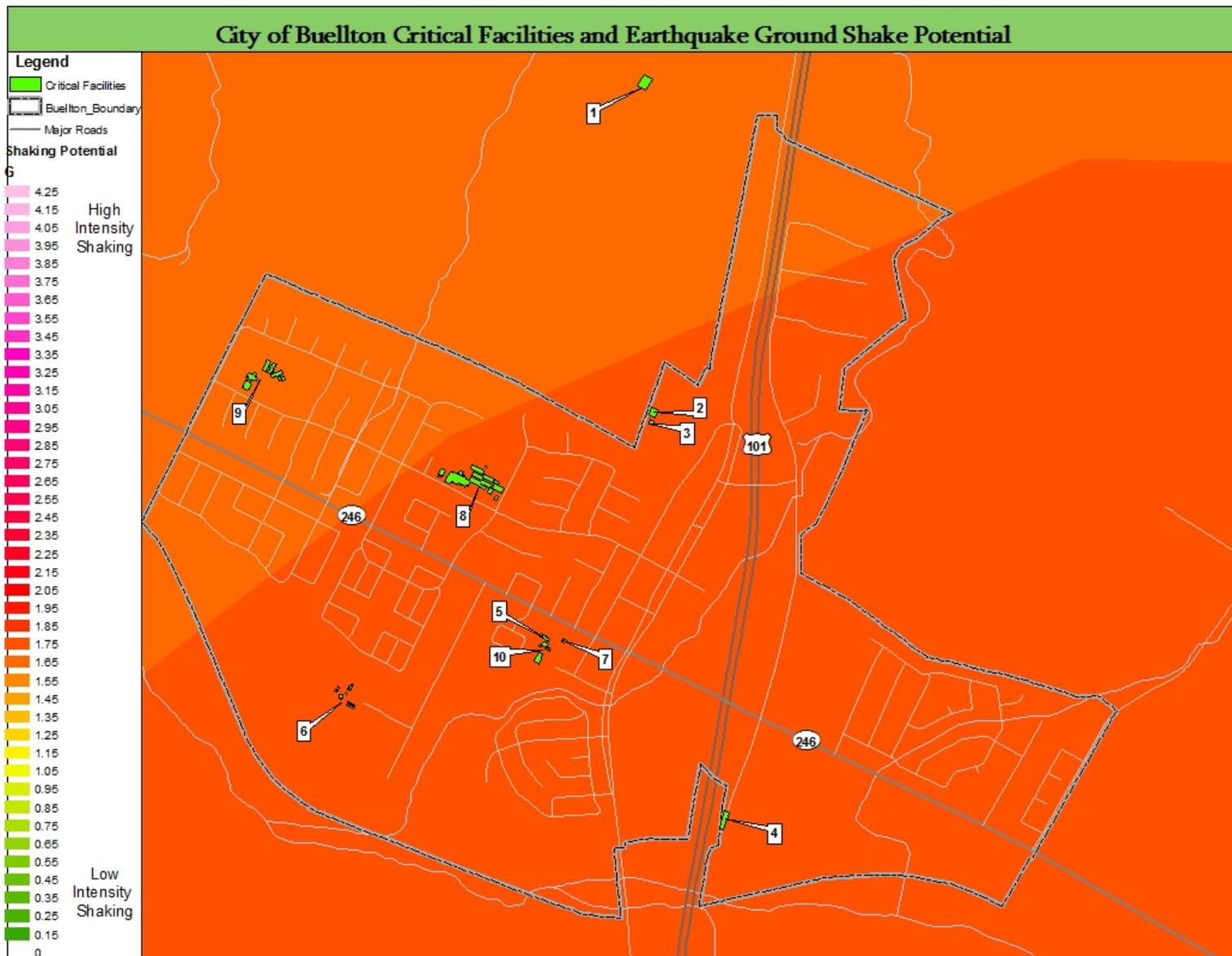


Source: Fire Threat, Fire and Resource Assessment Program (FRAP) available at <http://frap.cdf.ca.gov/data/frapgisdata/select.asp?theme=5>, 2004

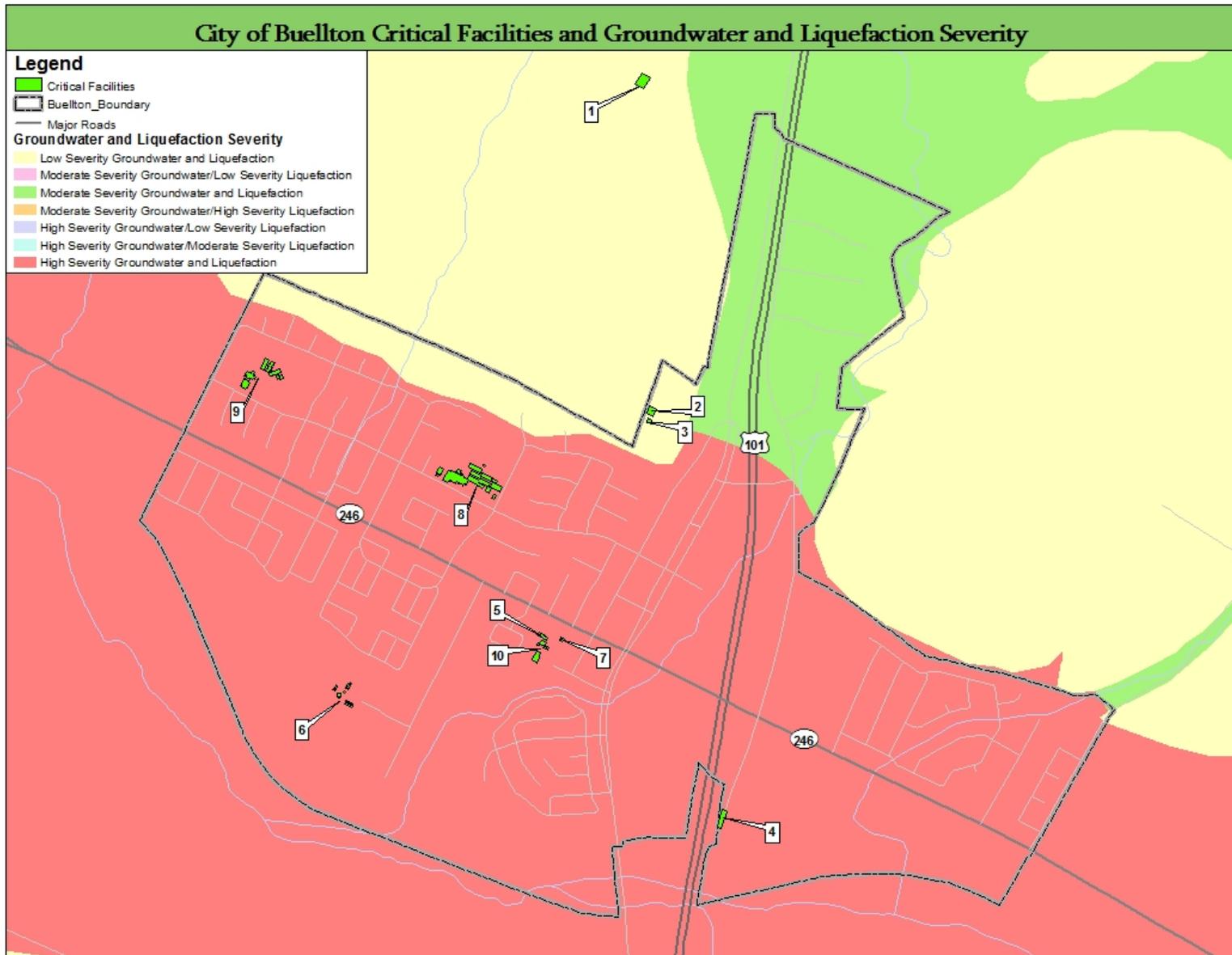
9.6.3 Earthquake Vulnerability

The City of Buellton recognizes that the groundwater/liquefaction data shown below is developed on a statewide basis and does not consider local geography. Although, the mapping shows several critical facilities in a severe liquefaction area, when examined locally, these facilities are not highly susceptible to liquefaction and would be in a low to moderate risk area per the City’s General Plan. However, in the interest of public safety, Buellton is considering the facilities noted above to remain in the high category for mitigation planning purposes. No changes to the critical facilities listed or their vulnerability to earthquakes.

Map ID	Critical Facility	Bldg Value	Capacity	Groundwater/Liquefaction	Peak Ground Acceleration
1	Reservoir 1	\$28,321	850000	Low/Low	1.65
2	Reservoir 2	\$83,510	300000	Low/Low	1.75
3	Reservoir 3	\$176,716	100000	Low/Low	1.75
4	McMurray Road Water Treatment Facility	\$318,427		High/High	1.75
5	Highway 246 Water Treatment Facility	\$228,047		High/High	1.75
6	Buellton Wastewater Treatment Facility	\$1,060,000		High/High	1.75
7	SB County Sheriff Buellton Sub-Station			High/High	1.75
8	Jonata School			High/High	1.75
9	Oak Valley School			High/High	1.65
10	SB County Fire Station 31			High/High	1.75
Exposure					1.73
				\$1,606,474	



Source: Seismic Shaking Hazard, Obtained from California Geological Survey, for more information:
<http://www.conservation.ca.gov/cgs/rghm/psha/Pages/index.aspx>, 2002



Source: Groundwater Liquefaction, Santa Barbara County GIS, available at <http://www.countyofsb.org/itd/gis/default.aspx?id=2802>, July 15, 2010, originally prepared by Moore and Taber in 1974

9.6.4 Landslide Vulnerability

The Landslide Incidence and Susceptibility data shown below and used for this exposure analysis was developed on a national scale. Although it shows most of the Buellton critical facilities within a landslide incidence area, local geography indicates otherwise. If mapped at a more local scale, it would be clear that these facilities are not near sloping topography. Therefore, Buellton has determined that no critical facilities are susceptible to landslide hazards. No changes to the critical facilities listed or their vulnerability to landslides.

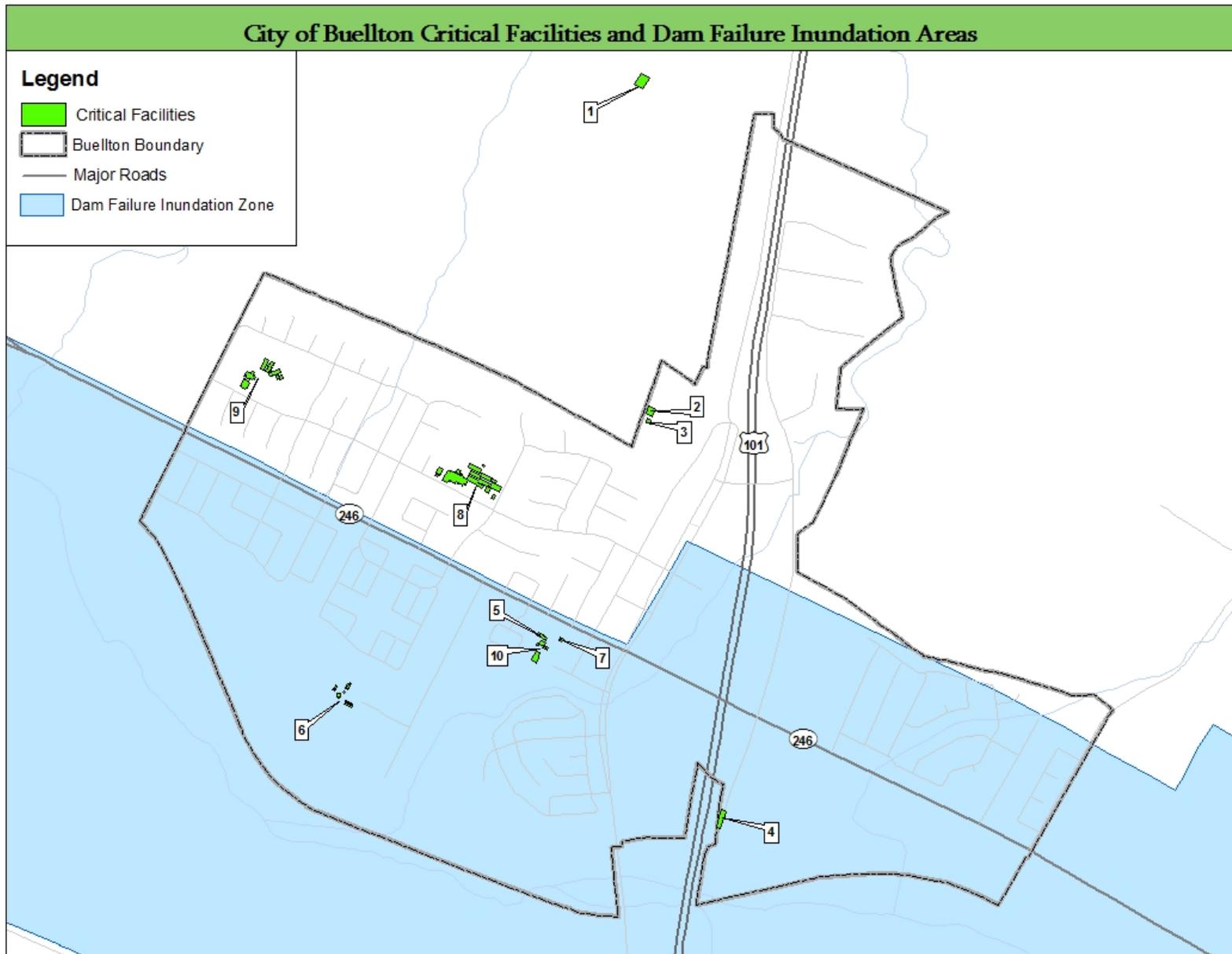
Map ID	Critical Facility	Bldg Value	Capacity	Landslide Incidence
1	Reservoir 1	\$28,321	850000	Low
2	Reservoir 2	\$83,510	300000	Low
3	Reservoir 3	\$176,716	100000	Low
4	McMurray Road Water Treatment Facility	\$318,427		Low
5	Highway 246 Water Treatment Facility	\$228,047		Low
6	Buellton Wastewater Treatment Facility	\$1,060,000		Low
7	SB County Sheriff Buellton Sub-Station			Low
8	Jonata School			Low
9	Oak Valley School			Low
10	SB County Fire Station 31			Low
Exposure				\$0

Source: Landslide Incidence and Susceptibility in the Conterminous US, National Atlas available at <http://www.nationalatlas.gov/atlasftp.html#lsoverp>, September 2002, Prepared by USGS

9.6.5 Dam Failure Vulnerability

Map ID	Critical Facility	Bldg Value	Capacity	Dam Inundation Zone
1	Reservoir 1	\$28,321	850000	Outside Dam Inundation Zone
2	Reservoir 2	\$83,510	300000	Outside Dam Inundation Zone
3	Reservoir 3	\$176,716	100000	Outside Dam Inundation Zone
4	McMurray Road Water Treatment Facility	\$318,427		Bradbury Dam Inundation Zone
5	Highway 246 Water Treatment Facility	\$228,047		Bradbury Dam Inundation Zone
6	Buellton Wastewater Treatment Facility	\$1,060,000		Bradbury Dam Inundation Zone
7	SB County Sheriff Buellton Sub-Station			Bradbury Dam Inundation Zone
8	Jonata School			Outside Dam Inundation Zone
9	Oak Valley School			Outside Dam Inundation Zone
10	SB County Fire Station 31			Bradbury Dam Inundation Zone
Exposure		\$1,606,474		

No changes to the critical facilities listed or their vulnerability to dam unundation.



Source: Santa Barbara County Flood Control and Water Conservation District

9.6.6 Hazard Scenarios

To assess potential impacts on infrastructure and the population in the County and incorporated cities, earthquake and flood scenarios have been analyzed using Hazus1, FEMA's geographic information system (GIS) based, standardized, multi-hazard earthquake, flood and hurricane loss estimation methodology and software. The latest version of Hazus (Hazus 3.0, released in November, 2015) has been used to conduct the county-wide earthquake and flood risk assessments. Results of these assessments can be found in Appendix B.

9.7 MITIGATION STRATEGY

9.7.1 Mitigation Priorities

After review of the hazard identification and risk assessment and capabilities assessment, the LPG conducted meetings in 2015 and 2016 to discuss the results of the hazard identification and risk assessments, review mitigation goals and alternatives based on the priority areas and hazard types, discuss community strengths and weaknesses, and begin developing the mitigation strategy. The following strengths, weaknesses and priorities were identified.

General Observations — Strengths

- Several policies exist that have hazard mitigation elements or effects such as development and building code regulations, the Floodplain Ordinance, the Zoning Ordinance, the General Plan, and other codes and plans discussed in more detail in this section.
- The General Plan has been updated in 2005/2007 with updated policies and program for hazard mitigation.
- A revised Housing Element was adopted 2014.
- Existing codes will ensure that new development (including tear down and rebuild projects) will be built to modern standards, including the Floodplain Ordinance, which exceeds minimum standards. With the current trend of replacing existing substandard buildings with new ones, through attrition a safer community will be constructed.
- Housing improvement funds and programs exist, furthering the strength of the preceding statement.
- GIS, communication technology and trained staff are available to implement a mitigation program.
- Better mapping of floodplains and other hazard areas are now available.
- The Bradbury Dam has been mapped for inundation.
- Area fault lines and liquefaction zones have been mapped.
- All flooding areas have been mapped.
- All high fire areas have been mapped.
- Buellton has no unreinforced masonry buildings within the City limits.
- The County Fire Department has a vegetative program whereby all lots are inspected in the spring and property owners are required to cut vegetation by July 1 for unincorporated areas surrounding the City. Buellton's Code Enforcement Program and County Fire handle weed abatement within the City Limits in the Spring.
- The City, in conjunction with County Fire, conduct Community Emergency Response Team (CERT) training for its citizens and has funded additional CERT classes each year.
- Ranch Club Mobile Home Park has developed an internal CERT team.

General Observations — Weaknesses

- Because Buellton is located next to the Santa Ynez River, just down-stream of the Bradbury Dam, Buellton could sustain substantial flooding in the event of a dam failure.

- Buellton is surrounded by mountains with steep terrain that is covered with brush and trees. During fire season, Buellton is susceptible to wildfire damage.
- Buellton is located in Seismic Zone 4, which is the highest potential status for earthquake activity in the state of California.
- Evacuation remains an issue, particularly as Buellton and surrounding localities grow. Tourist swell in the summer combined with possible disruption caused by flooding or landslides of major egress and access points is a principal concern.

General Observations — Priorities

During the presentation of findings for the hazard identification and risk assessment and capabilities assessment, the LPG provided preliminary input and ideas for mitigation strategies. In formulating goals, the following priorities were identified:

- Top priorities for Buellton are public safety, public education, and reducing potential economic impacts of disasters.
- Experiences from past disasters should be built upon.
- Outreach and training should be a major component, to include Community Emergency Response Team Training (CERT) and early warning & evacuation plans.
- Create defensible space around high fire areas by strategically managing vegetation to decrease the fuel available for fires adjacent to the structures. This is relatively inexpensive, accomplished quickly and is effective as long as the vegetation is managed.
- Recent disasters have resulted from flooding. Buellton would benefit from completing a Drainage Master Plan that would list existing facilities and proposed upgrades.
- Buellton should develop and maintain a disaster warehouse or additional CERT trailers for storage of emergency supplies.

The goals and objectives were developed by considering the risk assessment findings, localized hazard identification and loss/exposure estimates, and an analysis of the jurisdiction’s current capabilities assessment. These preliminary goals, objectives and actions were developed to represent a vision of long-term hazard reduction or enhancement of capabilities. To help in further development of these goals and objectives, the LPT compiled and reviewed current jurisdictional sources including Buellton’s planning documents, codes, and ordinances and specifically discussed hazard-related goals, objectives and actions as they related to the overall Plan.

Goal 1: Promote disaster-resistant future development.
<i>Objective 1.A: Facilitate the development or updating of the City’s General Plan and zoning ordinances to limit (or ensure safe) development in hazard areas.</i>
<i>Objective 1.B: Facilitate the adoption of building codes and development regulations that protect existing assets and require disaster resistant design for new development in hazard areas.</i>
<i>Objective 1.C: Facilitate consistent enforcement of the general plan, zoning ordinances, and building and fire codes</i>
<i>Objective 1.D: Address identified data limitations regarding the lack of information about new development and build-out potential in</i>

<i>high hazard areas.</i>
<i>Objective 1.E: Educate the professional community on design and construction techniques that will minimize damage from the identified hazards</i>
Notes: This goal focuses on the programmatic/policy approaches to reducing risk to future new development. Building and fire codes are updated on a regular basis in California. The City contracts with County Building and Safety for building code implementation and County Fire for fire code implementation.
Goal 2: Build and support capacity and commitment for existing assets, including people, critical facilities/infrastructure, and public facilities, to become less vulnerable to hazards.
<i>Objective 2.A: Increase awareness and knowledge of hazard mitigation principles and practice among local government officials.</i>
<i>Objective 2.B: Provide technical assistance to local governments to implement their mitigation plans.</i>
<i>Objective 2.C: Address data limitations identified in Hazard Profiling and Risk Assessment</i>
<i>Objective 2.D: Decrease the vulnerability of public infrastructure including facilities, roadways, and utilities.</i>
<i>Objective 2.E: Protect existing structures with the highest relative vulnerability to the effects of identified hazards through structural mitigation projects.</i>
Notes: This goal focuses on the programmatic and structural approaches to reducing risk to existing development. The term “local government” is used to refer to city, county, and special districts.
Goal 3: Enhance hazard mitigation coordination and communication.
<i>Objective 3.A: Educate the public to increase awareness of hazards, potential impact, and opportunities for mitigation actions.</i>
<i>Objective 3.B: Monitor and publicize the effectiveness of mitigation actions implemented countywide.</i>
<i>Objective 3.C: Participate in initiatives that have mutual hazard mitigation benefits for the County, cities, state, tribal, and federal governments.</i>
<i>Objective 3.D: Encourage other organizations, within the public, private, and non-profit sectors, to incorporate hazard mitigation activities into their existing programs and plans.</i>
<i>Objective 3.E: Continue partnerships between the state, local, and tribal governments to identify, prioritize, and implement mitigation actions.</i>
<i>Objective 3.F: Continuously improve the County’s capability and efficiency at administering pre- and post-disaster mitigation programs, including providing technical support to cities and special districts.</i>
<i>Objective 3.G: Support a coordinated permitting activities process and consistent enforcement.</i>

Note: This goal focuses on communication and coordination required for successful mitigation of risk.

9.7.2 Mitigation Progress

The City’s Local Planning Group reviewed the mitigation actions listed in the 2011 plan to determine the status of each action. The following table includes only the actions that have been completed or were underway as of January 2016.

Ultimately, all of these projects will be completed and are no longer necessary for consideration by the LPG regarding implementation approaches. Mitigation actions identified for future implementation are presented in the following section.

Table 9-9 Completed and In-Progress Mitigation Actions				
2011 Plan Action #	Mitigation Action Description	Status	Completion Date	Comments
2011-1	Continue to implement hazard mitigation training for all residents to include Community Emergency Response Training (CERT).	In progress	Ongoing	CERT training continues to be provided in conjunction with County Fire.
2011-2	Complete Citywide Drainage Study and Drainage Master Plan to minimize flooding hazards	In progress	Ongoing	Studies conducted on a case-by-case basis
2011-3	Disseminate Effective Emergency Notifications and Communications to the Public	In progress	Ongoing	Worked with County OEM and County Sheriff on notification protocols; maintain emergency preparedness information on City’s Website
2011-4	Disaster Early Warning and Evacuation Plan in the event of a major earthquake and/or dam failure	In progress	Ongoing	County Sheriff is working on County-wide plan that includes Buellton

9.7.3 Mitigation Approach

The City’s critical facilities listed in Table 9-8 have been in their current location since the 1950s and the City of Buellton assumed control over them when the City incorporated in 1992. The critical facilities have constantly been improved since the 1950s and are not in need of structural improvements to safeguard them from the identified hazards in the City. Therefore, future mitigation actions focus on operational preparedness Citywide.

Table 9-10 Mitigation Actions for Future Implementation				
Action #	Mitigation Action Description	Status	Completion Date	Comments/Priority
2016-1	Continue to develop operational preparedness on a City-wide level via Community Emergency Response Training (CERT) and the purchase of a second CERT trailer	Ongoing	Ongoing	CERT training continues to be provided in conjunction with County Fire and the City’s Emergency Consultant. Second CERT trailer purchased – Priority 1 Funded through the General Fund
2016-2	Complete Citywide Drainage Study and Drainage Master Plan to minimize flooding hazards	Ongoing	2018	Complete remaining flood zone area – Priority 1 Funded through the General Fund
2016-3	Disseminate Effective Emergency Notifications and Communications to the Public	Ongoing	Ongoing	Worked with County OEM and County Sheriff on notification protocols; maintain emergency preparedness information on City’s Website; implement the Everbridge notification system – Priority 1 Funded through the General Fund
2016-4	Disaster Early Warning and Evacuation Plan in the event of a major earthquake and/or dam failure	Ongoing	Ongoing	County Sheriff is working on County-wide plan that includes Buellton – Priority 2 Funded through the General Fund

9.7.4 Implementation Plan

Mitigation Action # 2016 – 1

<p>Project Description: As an operational preparedness objective, continue to implement hazard mitigation training City-wide to include Community Emergency Response Training (CERT). Purchase a second CERT trailer.</p>		
<p>Applicable Hazards</p>		
<p><u>Significant</u></p> <p><input checked="" type="checkbox"/> Flooding /Climate <input checked="" type="checkbox"/> Wildfire/Climate <input checked="" type="checkbox"/> Earthquake</p>	<p><u>Moderate</u></p> <p><input checked="" type="checkbox"/> Landslide</p>	<p><u>Limited</u></p> <p><input checked="" type="checkbox"/> Dam Failure</p>
<p>Existing and Potential Resources: City’s Emergency Coordinator, City budget line item for CERT courses and CERT trailer, County Fire Department</p>		
<p>Responsible Department: City Manager’s Office</p>		
<p>Target Completion Date: Ongoing</p>		
<p>Additional Comments / Status Report: Goal is to have at least one CERT course held each year in Buellton – last CERT class held in March 2016, next one in March 2017. Second CERT trailer purchased. These are part of the City’s Emergency Management Plan.</p>		

<p>Mitigation Action # 2016 – 2</p>
<p>Project Description: Complete Citywide Drainage Study and Drainage Master Plan to minimize flooding hazards</p>
<p>Applicable Hazards</p>

<u>Significant</u>	<u>Moderate</u>	<u>Limited</u>
<input checked="" type="checkbox"/> Flooding <input type="checkbox"/> Wildfire <input type="checkbox"/> Earthquake	<input type="checkbox"/> Landslide	<input checked="" type="checkbox"/> Dam Failure
Existing and Potential Resources: City Engineer and Public Works Department staff, City budget line item for completion of studies		
Responsible Department: City Engineer		
Target Completion Date: 2017/2018		
Additional Comments / Status Report: Two out of five flood zones areas remain to be completed. Part of the City's Capital Improvement Plan and Floodplain Ordinance.		

Mitigation Action # 2016 – 3		
Project Description: Disseminate Effective Emergency Notifications and Communications to the Public		
Applicable Hazards		
<u>Significant</u>	<u>Moderate</u>	<u>Limited</u>
<input checked="" type="checkbox"/> Flooding <input checked="" type="checkbox"/> Wildfire <input checked="" type="checkbox"/> Earthquake	<input type="checkbox"/> Landslide	<input checked="" type="checkbox"/> Dam Failure

Existing and Potential Resources: County OEM, County Sheriff, City staff
Responsible Department: Planning Department, County OEM, County Sheriff
Target Completion Date: Ongoing
Additional Comments / Status Report: Working with County OEM to implement the Everbridge emergency notification system. Part of the City's Emergency Management Plan.

Mitigation Action # 2016 – 4		
Project Description: Disaster Early Warning and Evacuation Plan in the event of a major earthquake and/or dam failure		
Applicable Hazards		
<p><u>Significant</u></p> <p><input checked="" type="checkbox"/> Flooding</p> <p><input type="checkbox"/> Wildfire</p> <p><input checked="" type="checkbox"/> Earthquake</p>	<p><u>Moderate</u></p> <p><input type="checkbox"/> Landslide</p>	<p><u>Limited</u></p> <p><input checked="" type="checkbox"/> Dam Failure</p>
Existing and Potential Resources: County OEM and County Sheriff		
Responsible Department: County OEM and County Sheriff		
Target Completion Date: Ongoing. Part of County planning process.		

Additional Comments / Status Report:

9.8 PLAN MAINTENANCE

9.8.1 Monitoring, evaluating, updating the plan

Since the last Hazard Mitigation Plan was adopted in 2011, the City uses the plan when reviewing projects and policies in the City of Buellton. The project team discusses emergency hazard mitigation at its twice monthly staff meetings as needed. The City of Buellton was very successful in implementing the 2011 mitigation actions as noted in Table 9-9. Numerous mitigation actions set forth in the 2011 plan are ongoing by the time of this Update. The current plan will be incorporated into the City's Safety Element of the General Plan.

The City of Buellton City Manager will be responsible for ensuring that this annex is monitored on a yearly basis. The City will continue to participate in the countywide Mitigation Advisory Committee and attend the annual meeting organized by the County Office of Emergency Management to discuss items to be updated/added in future revisions of this plan.

Major disasters affecting Buellton's community, legal changes, notices from Santa Barbara County (lead agency for the County-wide Plan), and other significant events may trigger revisions to this plan or a convening of the Local Planning Group. The City of Buellton's local planning group, in collaboration with Santa Barbara County, will determine how often and when the plan should be updated. In order to remain eligible for mitigation grant funding from FEMA, the City is committed to revising the plan at a minimum of every five years.

The City will contact the county four years after this plan is approved to ensure that the county plans to undertake the plan update process. The jurisdictions within Santa Barbara County should continue to work together on updating this multi-jurisdictional plan.

The public will continue to be involved whenever the plan is updated and as appropriate during the monitoring and evaluation process. Prior to adoption of updates, the City will provide the opportunity for the public to comment on the updates. A public notice will be published prior to the meeting to announce the comment period and meeting logistics. Moreover, the City will engage stakeholders in community emergency planning.

9.8.2 Point of Contact

Comments or suggestions regarding this plan may be submitted at any time to Marc Bierdzinski, City Manager/Emergency Services Manager.

Contact information:

City of Buellton

City Manager

P.O. Box 1819

Buellton, CA 93427

marcb@cityofbuellton.com

Phone: 805-688-5177

Fax: 805-686-0086

Appendix A

City Council Resolution No. 17-xx

Appendix B

Vulnerability Hazard Scenarios

Hazus Software and Inventory Data

To assess potential impacts on infrastructure and the population in the County and incorporated cities, earthquake and flood scenarios have been analyzed using Hazus¹, FEMA's geographic information system (GIS) based, standardized, multi-hazard earthquake, flood and hurricane loss estimation methodology and software. The latest version of Hazus (Hazus 3.0, released in November, 2015) has been used to conduct the county-wide earthquake and flood risk assessments. Hazus' standard configuration allows for "out-of-the-box" regional or community-wide loss assessment using default ("Level 1") building inventory databases, aggregated to the census tract (earthquake) or census block (flood) level. A summary of Hazus' default building inventory data for Santa Barbara County, and the City of Buellton are given in **Table 1** (by general occupancy) and **Table 2** (by general building type). The distribution of buildings across the various construction classes given in **Table 2** is estimated using Hazus' default relationships (e.g., x percent of offices may be built of concrete frame, y% of offices may be built of reinforced masonry, etc.). The actual distribution of building across these construction types may be different. For example, the California Seismic Safety Commission (CSSC) published results of unreinforced masonry building surveys (CSSC, 2006), which indicate that the 23 URM buildings in Unincorporated Santa Barbara County have been retrofitted (vs. 185 URM buildings predicted by the default database). No URM buildings are located within the Buellton City Limits.

Table 3 provides a summary of the default data for police stations, fire stations and public schools contained in the Hazus essential facilities database for Santa Barbara County, and the City of Buellton. (The default fire station database was missing a significant number of facilities for Santa Barbara County, which have been manually added to the default database). **Table 3** also indicates the construction type and design level assumed by Hazus for these facilities; all are assumed to be wood frame of either High or Moderate code design level. A more accurate risk assessment could be conducted if additional facility information was collected, such as structural system, number of stories, year of construction/seismic code used for design, building square footage, building replacement value, and content replacement value. It should be noted that the Hazus default database represents each school campus with a single building record of an assumed construction type. In reality, most public schools are multi-building campuses, built over a period of years (i.e., buildings may be designed to different seismic codes). To improve the risk assessment for public schools, information on each individual building would need to be collected.

¹ For more information on Hazus, see: <http://www.fema.gov/hazus>

Table 1: Hazus 3.0 Default Building Inventory Data for Santa Barbara County and the City of Buellton, by General Occupancy

Jurisdiction	General Occupancy	Building Replacement Value (\$1,000)	Contents Replacement Value (\$1,000)	Building Square Footage (1,000 Sq. Ft.)	Estimated Building Count
Santa Barbara County	Residential	\$34,724,716	\$17,364,871	231,312	116,304
	Commercial	\$6,387,442	\$6,837,941	38,617	7,325
	Industrial	\$1,307,134	\$1,815,947	9,609	1,934
	Other	\$1,805,563	\$1,905,059	11,455	1,810
	Total	\$44,224,855	\$27,923,818	290,993	127,373
City of Buellton	Residential	\$741,749	\$370,948	5,023	2,825
	Commercial	\$112,199	\$114,197	703	153
	Industrial	\$94,129	\$136,999	637	55
	Other	\$39,064	\$40,562	266	55
	Total	\$987,061	\$662,706	6,629	3,088
	% of County Total	2.2%	2.4%	2.3%	2.4%

Table 2: Hazus 3.0 Default Building Inventory Data for Santa Barbara County and the City of Buellton, by General Building Type

Jurisdiction	General Building Type	Building Replacement Value (\$1,000)	Building Replacement Value (%)	Estimated Building Count	% of Building Count
Santa Barbara County	Concrete	\$2,492,739	5.6%	2,396	2%
	Manufactured Housing	\$415,023	0.9%	7,669	6%
	Precast Concrete	\$1,556,413	3.5%	2,005	2%
	Reinforced Masonry	\$3,088,459	7.0%	3,858	3%
	Steel	\$2,461,502	5.6%	2,614	2%
	Unreinforced Masonry	\$614,394	1.4%	727	1%
	Wood Frame (Other)	\$1,733,790	3.9%	2,001	2%
	Wood Frame (Single-family)	\$31,862,522	72.0%	106,108	83%
	TOTAL	\$44,224,842		127,378	
City of Buellton	Concrete	\$42,887	4.3%	42	1%
	Manufactured Housing	\$25,874	2.6%	483	16%
	Precast Concrete	\$41,661	4.2%	44	1%
	Reinforced Masonry	\$70,027	5.9%	91	4%
	Steel	\$72,861	7.4%	60	2%
	Unreinforced Masonry	\$0	1.2%	0	0%
	Wood Frame (Other)	\$33,594	3.4%	42	1%
	Wood Frame (Single-family)	\$700,157	70.9%	2,327	75%
	TOTAL	\$987,061		44,841	
% of County Total	2.2%		35.2%		

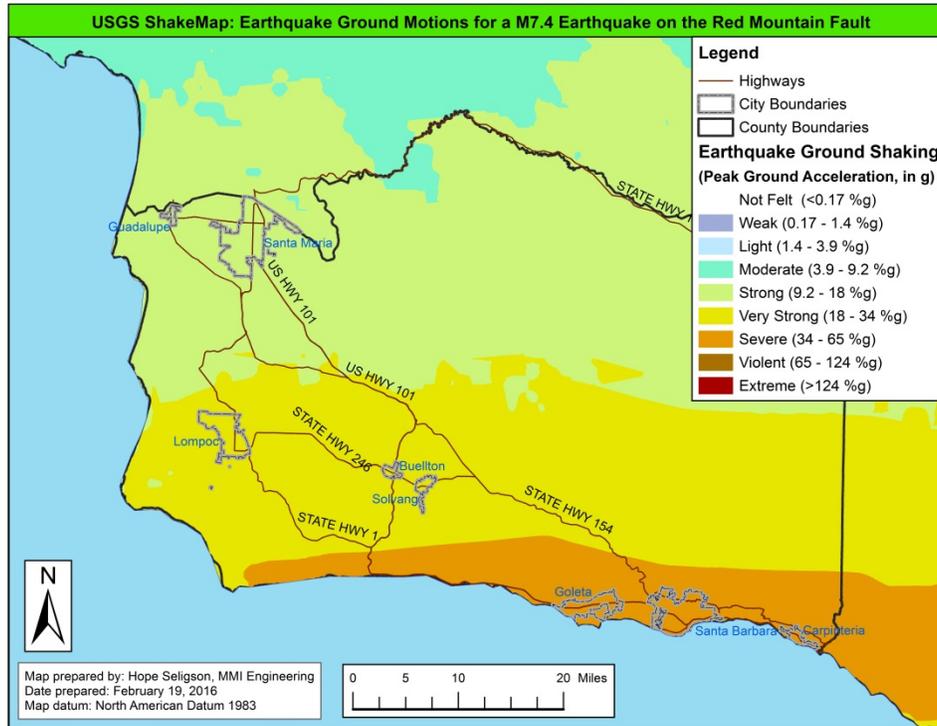


Figure 2: USGS ShakeMap Ground Motions for Santa Barbara County for a M7.4 Earthquake on the Red Mountain Fault (Scenario 1)

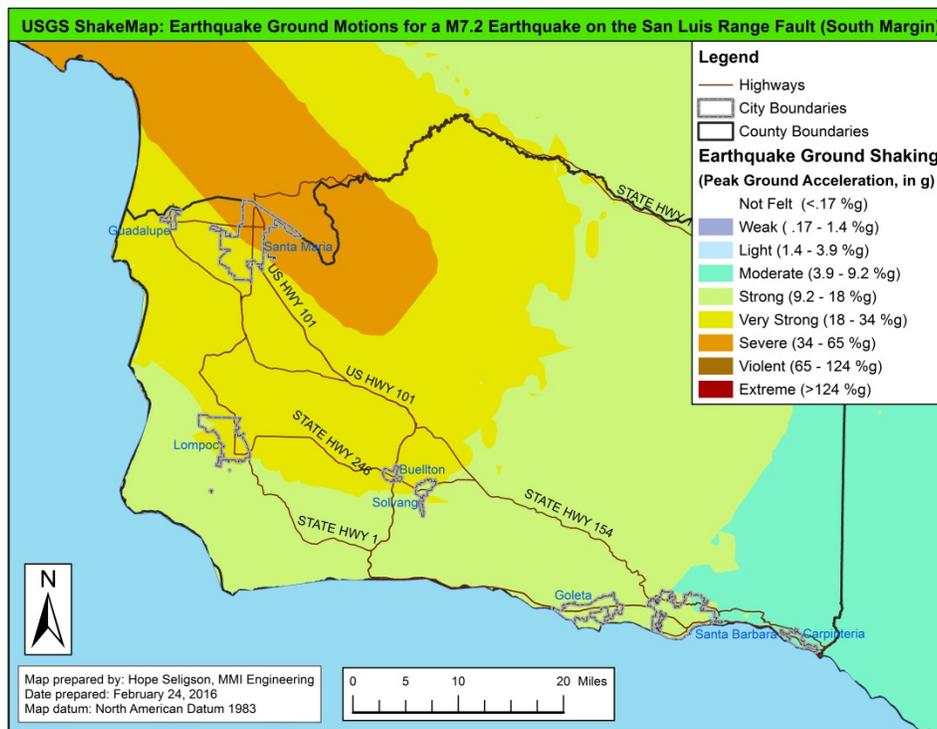


Figure 3: USGS ShakeMap Ground Motions for Santa Barbara County for a M7.2 Earthquake on the San Luis Range Fault, South Margin (Scenario 2)

As noted above, the latest version of Hazus (Hazus 3.0, released in November, 2015) was used to conduct county-wide earthquake risk assessments. Hazus results, computed at the census tract level, were aggregated to produce city-level impact summaries. An overview of the county-wide results for both scenarios is provided in **Table 4**, along with the sub-set of results that represent the City of Buellton. As shown, the M7.4 Red Mountain Fault earthquake scenario (which impacts the southern part of the county) generates less building damage and loss in the City of Buellton than the M7.2 San Luis Range Fault earthquake scenario (which impacts the northern part of the County).

Table 5 provides a breakdown of estimated building damage (building count by Hazus damage state) by general building type, allowing for an understanding of the distribution of predicted damage in the modeled scenarios.

Functionality of essential facilities included in the Hazus default database (with additional fire station facilities added) in the two scenario earthquakes is summarized in **Table 6** for Santa Barbara County and the City of Buellton.

Table 4: Estimated Impacts for Two Earthquake Scenario Events Affecting Santa Barbara County

	Scenario	Santa Barbara County		City of Buellton	
		M7.4 Red Mountain	M7.2 San Luis Range South Margin	M7.4 Red Mountain	M7.2 San Luis Range South Margin
Direct Economic Losses for Buildings (\$1,000)					
	Total Building Exposure Value	44,224,855		987,061	
Capital Stock Losses	Cost of Structural Damage	434,128	92,238	405	1,888
	Cost of Non-Structural Damage	1,782,698	431,791	3,942	10,477
	Total Building Damage (Str. + Non-Str.)	2,216,826	524,029	4,348	12,366
	Building Loss Ratio %	5.0%	1.2%	0.4%	1.3%
	Cost of Contents Damage	688,049	176,643	2,221	4,989
	Inventory Loss	15,507	3,463	137	272
Income Losses	Relocation Loss	186,261	39,827	94	604
	Capital-Related Loss	129,318	23,692	55	350
	Rental Income Loss	116,283	21,160	60	333
	Wage Losses	157,673	31,615	62	400
	Total Direct Economic Loss	3,509,917	820,429	6,977	19,313
	% Of Countywide Loss	100.0%	100.0%	0.2%	2.4%
Casualties					
Day Casualties	Casualties - 2 pm				
	Level 1 - minor injuries, basic first aid	1,163	288	0	2
	Level 2 - hospital treat & release	297	63	0	0
	Level 3 - injuries requiring hospitalization	47	9	0	0
	Level 4 - fatalities	87	17	0	0
	Total Casualties	1,594	377	0	2
Night Casualties	Casualties - 2 am				
	Level 1 - minor injuries, basic first aid	467	138	0	2
	Level 2 - hospital treat & release	94	20	0	0
	Level 3 - injuries requiring hospitalization	11	2	0	0
	Level 4 - fatalities	21	3	0	0
	Total Casualties	593	163	0	2
Shelter					
Shelter	Displaced Households	2,485	355	0	0
	People Requiring Short-term Shelter	1,719	367	0	0
Debris (thousands of tons)					
Debris	Brick, Wood & Other (Light) Debris	240	61	0.3	1.2
	Concrete & Steel (Heavy) Debris	592	99	0.2	1.2
	Total Debris	832	160	0.5	2.4

Table 5: Estimated Building Damage (Building Count by General Building type, by Damage State) for Two Earthquake Scenario Events Affecting Santa Barbara County

		Santa Barbara County		City of Buellton	
		M7.4 Red Mountain	M7.2 San Luis Range South Margin	M7.4 Red Mountain	M7.2 San Luis Range South Margin
Concrete	None	1,035	1,922	38	28
	Slight	502	258	3	10
	Moderate	479	140	0	4
	Extensive	255	59	0	0
	Complete	125	18	0	0
	TOTAL	2,396	2,397	41	42
Manuf. Housing	None	3,266	3,767	342	131
	Slight	1,044	1,320	105	200
	Moderate	991	1,560	34	138
	Extensive	1,705	841	1	14
	Complete	665	184	0	0
	TOTAL	7,671	7,672	482	483
Precast Concrete	None	795	1,524	39	27
	Slight	320	242	4	12
	Moderate	541	178	1	5
	Extensive	265	48	0	0
	Complete	80	10	0	0
	TOTAL	2,001	2,002	44	44
Reinforced Masonry	None	1,978	3,231	85	70
	Slight	672	330	5	15
	Moderate	815	222	0	5
	Extensive	300	64	0	1
	Complete	93	12	0	0
	TOTAL	3,858	3,859	90	90
Steel	None	977	1,985	52	36
	Slight	322	260	7	15
	Moderate	605	241	2	8
	Extensive	534	101	0	1
	Complete	170	22	0	0
	TOTAL	2,608	2,609	61	60
Unreinforced Masonry	None	259	534	0	0
	Slight	110	99	0	0
	Moderate	154	63	0	0
	Extensive	119	23	0	0
	Complete	84	8	0	0
	TOTAL	726	727	0	0

Table 5 (Continued): Estimated Building Damage (Building Count by General Building type, by Damage State) for Two Earthquake Scenario Events Affecting Santa Barbara County

		Santa Barbara County		Unincorporated County	
		M7.4 Red Mountain	M7.2 San Luis Range South Margin	M7.4 Red Mountain	M7.2 San Luis Range South Margin
Wood Frame (Other)	None	888	1,604	39	29
	Slight	521	257	3	11
	Moderate	419	111	0	2
	Extensive	139	25	0	0
	Complete	32	4	0	0
	TOTAL	1,999	2,001	42	42
Wood Frame (Single-family)	None	64,022	86,952	2,218	1,859
	Slight	34,839	17,301	109	457
	Moderate	7,180	1,846	1	12
	Extensive	68	12	0	0
	Complete	1	0	0	0
	TOTAL	106,110	106,111	2,328	2,328
ALL BUILDING TYPES	None	73,220	101,519	2,813	2,180
	Slight	38,330	20,067	236	720
	Moderate	11,184	4,361	38	174
	Extensive	3,385	1,173	1	15
	Complete	1,250	258	0	0
	TOTAL	127,369	127,378	3,088	3,089

Table 6: Predicted Essential Facility Functionality in Two Earthquake Scenario Events Affecting Santa Barbara County

Essential Facility Type	Functionality	Santa Barbara County		City of Buellton Fire Station 31 Buellton Sheriff Station 2 Schools	
		M7.4 Red Mountain	M7.2 San Luis Range South Margin	M7.4 Red Mountain	M7.2 San Luis Range South Margin
Fire Stations	Functionality < 50 % on Day 1	20	5	0	0
	Functionality 50 - 75% on Day 1	1	6	0	0
	Functionality >75% Day 1	20	30	1	1
Police Stations	Functionality < 50 % on Day 1	6	2	0	0
	Functionality 50 - 75% on Day 1	1	2	0	0
	Functionality >75% Day 1	9	12	1	1
Public Schools	Functionality < 50 % on Day 1	54	18	0	0
	Functionality 50 - 75% on Day 1	1	17	0	0

	Functionality >75% Day 1	68	88	2	2
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Hazus flood risk assessment

Hazus 3.0 was used to develop a flood depth grid for the 1-percent annual chance (100-year) flood, using Hazus’ built-in, basic (i.e., Level 1) flood depth estimation methodology. The Hazus flood hazard assessment methodology uses available information and local river and floodplain characteristics, such as frequency, discharge and ground elevation to estimate flood elevation, and ultimately flood depth. Digital elevation model (DEM) data with 30-meter resolution, available from the USGS’ National Elevation Dataset (see: <http://nationalmap.gov/elevation.html>) has been utilized in the current assessment.

It should be noted that the flood depth grid generated by Hazus *is not* equivalent to regulatory floodplain data contained in FEMA’s Digital Flood Insurance Rate Maps (DFIRMs), which are the result of extensive, detailed engineering study. The Hazus-generated flood depth grid is a hypothetical representation of a potential flooding scenario, intended for non-regulatory uses. Further, it should also be noted that the DEM data used in the default analysis do not reflect the presence of channels and levees. A more detailed assessment would utilize higher resolution DEM data, such as LIDAR-based DEM data, and/or would require GIS-based revisions to the DEM to better reflect local flood control structures. Given that the Hazus Level 1 approach does not consider the presence of levees, Hazus loss and damage estimates produced for areas with levees (e.g., along the Santa Maria River) should be considered “worst-case” flood losses, reflecting potential flood damage that could occur in the event that the levees fail. Hazus-estimated flood depths across Santa Barbara County are provided in **Figure 4**.

An overview of the county-wide Hazus results for the 100-year flood scenario is provided in **Table 7**, along with the sub-set of results that represent the City of Buellton. **Table 8** provides a breakdown of estimated building damage (building count by percent damage range) by general occupancy. As shown, most of the flood-damaged buildings are single family homes. Functionality of essential facilities included in the Hazus default database (with additional fire station facilities added) in the flood scenario is summarized in **Table 9** for Santa Barbara County and the City of Buellton.

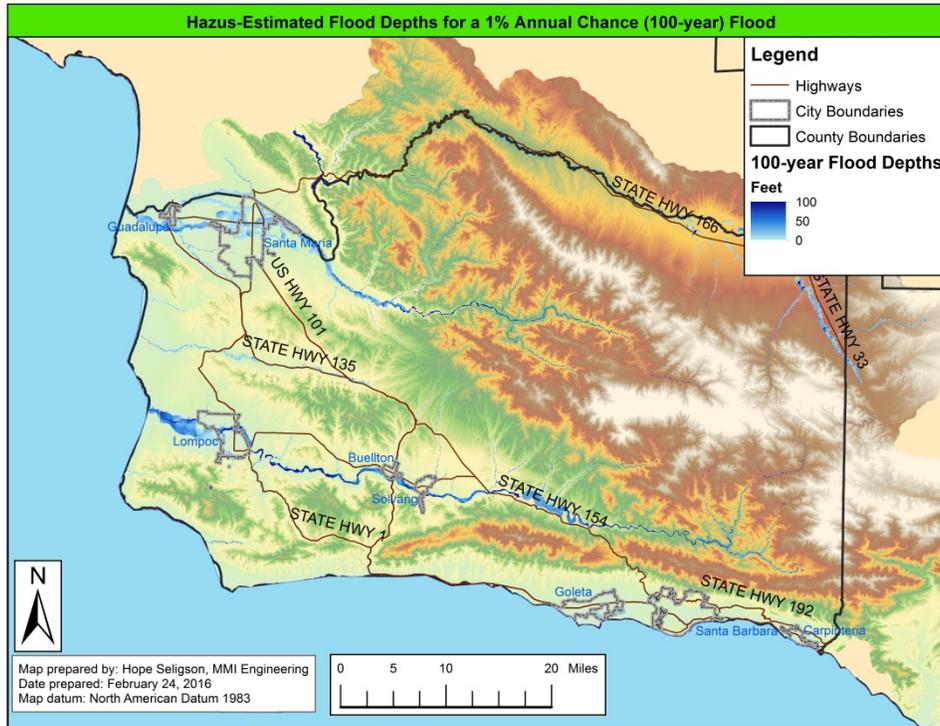


Figure 4: Hazus-Estimated Flood Depths for a 1-percent Annual Chance (100-year) Flood

Table 7: Hazus-Estimated Impacts for the 1-Percent Annual Chance (100-Year) Flood Scenario Affecting Santa Barbara County

		Santa Barbara County	City of Buellton
Direct Economic Losses for Buildings (\$1,000)			
	Total Building Exposure Value	44,224,855	987,061
Capital Stock Losses	Total Building Damage	549,710	27,032
	Building Loss Ratio %	1.2%	2.7%
	Cost of Contents Damage	566,373	33,043
	Inventory Loss	9,022	1,883
Income Losses	Relocation Loss	1,624	36
	Capital-Related Loss	1,736	35
	Rental Income Loss	472	13
	Wage Losses	2,880	193
	Total Direct Economic Loss	1,131,817	62,235
	% Of Countywide Loss	100.0%	5.5%
Shelter			
Shelter	Displaced Population	57,963	977
	Number of People Requiring Short-term Shelter	54,248	704
Debris (thousands of tons)			
Debris	Finishes	41.3	1.5
	Structures	7.8	2.2
	Foundations	7.7	2.2
	Total Debris	56.7	5.8

Table 8: Estimated Building Damage (Building Count by General Occupancy, by Percent Damage Range) for a 1-percent Annual Chance (100-year) Flood Scenario Affecting Santa Barbara County

		Santa Barbara County	City of Buellton
Building Damage Count in Flooded Census Blocks by Occupancy			
Single Family Homes	None	2,344	43
	1 - 10%	1,775	30
	11 - 20%	2,472	39
	21 - 30%	867	14
	31 - 40%	662	9
	41 - 50%	276	6
	Substantial Damage	196	12
	TOTAL	8,592	153
Manufactured Housing	None	208	6
	1 - 10%	14	1
	11 - 20%	29	1
	21 - 30%	31	1
	31 - 40%	0	0
	41 - 50%	19	2
	Substantial Damage	76	25
	TOTAL	377	36
Other Residential	None	70	0
	1 - 10%	8	0
	11 - 20%	23	0
	21 - 30%	8	0
	31 - 40%	0	0
	41 - 50%	0	0
	Substantial Damage	0	0
	TOTAL	109	0
Commercial	None	16	0
	1 - 10%	42	0
	11 - 20%	47	0
	21 - 30%	4	0
	31 - 40%	0	0
	41 - 50%	0	0
	Substantial Damage	0	0
	TOTAL	109	0

Table 8 (Continued): Estimated Building Damage (Building Count by General Occupancy, by Percent Damage Range) for a 1-percent Annual Chance (100-year) Flood Scenario Affecting Santa Barbara County

		Santa Barbara County	City of Buellton
Building Damage Count in Flooded Census Blocks by Occupancy			
Industrial	None	0	0
	1 - 10%	1	0
	11 - 20%	4	0
	21 - 30%	0	0
	31 - 40%	0	0
	41 - 50%	0	0
	Substantial Damage	1	0
	TOTAL	6	0
Other Occupancies	None	4	0
	1 - 10%	6	0
	11 - 20%	1	0
	21 - 30%	0	0
	31 - 40%	0	0
	41 - 50%	0	0
	Substantial Damage	1	1
	TOTAL	12	1
ALL OCCUPANCIES	None	2,642	49
	1 - 10%	1,846	31
	11 - 20%	2,576	40
	21 - 30%	910	15
	31 - 40%	662	9
	41 - 50%	295	8
	Substantial Damage	274	38
	TOTAL	9,205	190

Table 9: Predicted Essential Facility Functionality for a 1-percent Annual Chance (100-year) Flood Scenario Affecting Santa Barbara County

Essential Facility Type	Functionality	Santa Barbara County	City of Buellton Fire Station 31 Buellton Sheriff Sta 2 Schools
Fire Stations	# facilities located within flooded areas	5	0
	# facilities with Moderate or Greater Damage	2	0
	# facilities expected to be non-functional on Day 1	4	0
Police Stations	# facilities located within flooded areas	2	0
	# facilities with Moderate or Greater Damage	2	0
	# facilities expected to be non-functional on Day 1	2	0
Public Schools	# facilities located within flooded areas	12	0
	# facilities with Moderate or Greater Damage	2	0
	# facilities expected to be non-functional on Day 1	5	0

Appendix C

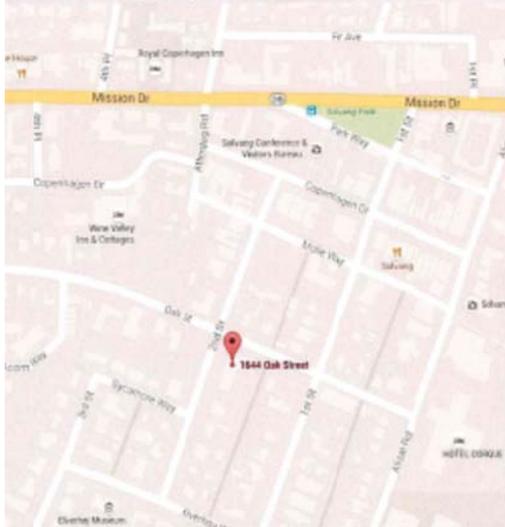
Public Notice from City's Website

Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan Community Town Hall

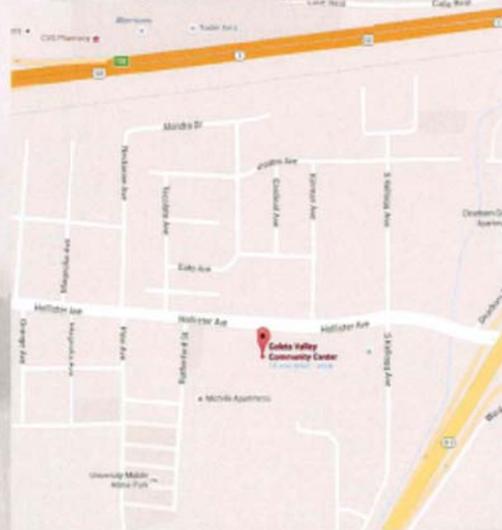
Friday July 15, 2016

Learn about the 2016 Multi-Jurisdictional Hazard Mitigation Plan and update process.

Solvang City Hall 10 am-11am



Goleta Valley Community Center 1pm-2pm



Become a part of the update process and learn about the Public Review Session that opens on **July 14 at noon** and closes on **July 27 at 9pm**.